

2009-011219

Klamath County, Oregon

Grantor's Name and Address

FRANK ETCHEVERS (AKA FRANCOIS ETCHEVERS)
BERNIECE L. ETCHEVERS (AKA BERNIECE ETCHEVERS)
29270 DOAK ROAD
CHILOQUIN, OREGON 97624

Grantee's Name and Address

FRANK ETCHEVERS AND
BERNIECE L. ETCHEVERS, TRUSTEES
ETCHEVERS FAMILY TRUST
DATED JULY 30, 2009

29270 DOAK ROAD
CHILOQUIN, OREGON 97624

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

FRANK ETCHEVERS
BERNIECE L. ETCHEVERS
29270 DOAK ROAD
CHILOQUIN, OREGON 97624



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08/21/2009 09:17:31 AM

Fee: \$26.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that FRANK ETCHEVERS (AKA FRANCOIS ETCHEVERS) AND BERNIECE L. ETCHEVERS (AKA BERNIECE ETCHEVERS), hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by FRANK ETCHEVERS AND BERNIECE L. ETCHEVERS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ETCHEVERS FAMILY TRUST DATED JULY 30, 2009, AND ANY AMENDMENTS THERETO, hereinafter called grantee, do hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 30th day of July, 2009 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Frank Etchevers

FRANK ETCHEVERS
(AKA FRANCOIS ETCHEVERS)

Berniece L Etchevers

BERNIECE L. ETCHEVERS
(AKA BERNIECE ETCHEVERS)

State of Oregon)

: ss.

County of Klamath)

Before me this 30th day of July, 2009, personally appeared FRANK ETCHEVERS (AKA FRANCOIS ETCHEVERS) and BERNIECE L. ETCHEVERS (AKA BERNIECE ETCHEVERS), and acknowledged the foregoing instrument to be their voluntary act and deed.

James H. Smith
Notary Public of Oregon

My Commission expires: 10/31/2011

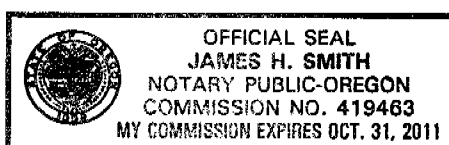


EXHIBIT "A"

PARCEL ONE (29270 Doak Road, Chiloquin, Oregon):

Government Lots 17, 18, 23, 24, 25, 26, 31 and 32 in Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL TWO (Property ID Nos. R321636; R321645; R321663; R321976; R322047):

Parcel 1:

That portion of the North 200 feet of Government Lot 9 (as measured along the East line of Government Lot 9) lying Northeasterly of the Old Dalles-California Highway in Section 5, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Government Lots 1, 2, 7 and 8 of Section 5, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

That part of Government Lot 12, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of Government Lot 12, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon; thence North along the West line of said Lot 12, 361.5 feet; thence East 361.5 feet; thence South 361.5 feet; thence West along the South line of said Lot 12, 361.5 feet to the place of beginning.

Parcel 4:

Government Lots 3, 4, 5, 6, 11 and 12, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, less the 3-acre parcel described as Parcel 3 hereinabove.

ALSO EXCEPTING THEREFROM a tract of land situated in Government Lots 3, 6 and 11 of Section 4, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

All that portion of said Government Lots 3, 6 and 11 of Section 4 lying East of the following described line:

Beginning at a point on the North line of said Government Lot 3, from which the Northwest corner of said Section 4 bears North 89°37'01" West 1649.03 feet; thence South 09°21'04" East 2344 feet, more or less, to a point on the South line of said Government Lot 11, with bearings based on record of Survey #5006 on file at the office of the Klamath County Surveyor.