

2009-011222

Klamath County, Oregon

Grantor's Name and Address

BERNIECE L. 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:

NO CHANGE



00071392200900112220020022

08/21/2009 09:21:44 AM

Fee: \$26.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that BERNIECE L. 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, does hereby grant, bargain, sell and convey *all her right, title & interest* 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.

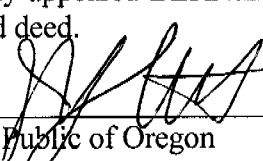
IN WITNESS WHEREOF, the grantor has executed this instrument this 30th day of July, 2009 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.


BERNIECE L. ETCHEVERS

State of Oregon)
 : ss.
County of Klamath)

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


Notary Public of Oregon

My Commission expires: 10/31/2011

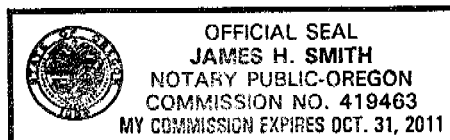


EXHIBIT "A"

North one-half of Lot 20, Section 6, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, containing 10 acres, more or less, subject to easement for public road on West 30 feet of said tract.

LESS AND EXCEPT: A parcel of and situated in the North one-half of Lot 20, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a ½" iron rod on the Easterly line of said Lot 20, from which the South one-quarter section corner to said Section 6 bears South 53°12'51" West 1684.73 feet; thence South 89°27'57" West 1119.95 feet, along the Southerly line of the North one-half of Lot 20, to a ½" iron rod; thence North 01°41'17" East 100.00 feet to a ½" iron rod; thence North 89°27'57" East 400.00 feet to a ½" iron rod; thence South 01°41'17" West 75.00 feet to a ½" iron rod; thence North 89°27'57" East 457.73 feet to a ½" iron rod; thence North 01°40'33" East 307.26 feet to a ½" iron rod on the Northerly line of Lot 20; thence North 89°28'11" East 262.22 feet, along the Northerly line of Lot 20, to a ½" iron rod on the Easterly line of Lot 20; thence South 01°40'33" West 332.24 feet along the Easterly line of Lot 20 to the point of beginning.

ALSO LESS AND EXCEPT: The South 100 feet of the West 200 feet of the North half of Government Lot 20 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, EXCEPTING a 30 foot roadway along the West boundary thereof, in Klamath County, Oregon.

ALSO LESS AND EXCEPT: A parcel of land, containing 0.79 acres, more or less, situated in Lot 20, Section 6, Township 35 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon; being more particularly described as follows:

Beginning at a ½" iron rod from which the one-quarter corner common to Sections 6 and 7 bears South 29°50'36" West, 1270.60 feet; thence South 01°41'17" West, 75.00 feet to a ½" iron rod; thence North 89°27'57" East, 457.73 feet to a ½" iron rod; thence North 01°40'33" East 75.00 feet; thence South 80°27'57" West 457.71 feet to the point of beginning. 