

2009-011831

Klamath County, Oregon



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09/03/2009 02:19:36 PM

Fee: \$26.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR'S NAME:  
Brett Milliron

GRANTEE'S NAME:  
Stephen R. Quinn and Frances T. Quinn 2006  
Revocable Trust

SEND TAX STATEMENTS TO:  
Stephen R. Quinn and Frances T. Quinn 2006  
Revocable Trust  
2784 Butler Court  
West Sacramento, CA 95691

AFTER RECORDING RETURN TO:  
Stephen R. Quinn and Frances T. Quinn  
Same as above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1511454967  
**STATUTORY WARRANTY DEED**

Brett Milliron, Grantor, conveys and warrants to

Stephen R. Quinn, Trustee and Frances T. Quinn, Trustee of the Stephen R. Quinn and Frances T. Quinn 2006 Revocable Trust, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

• SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

**Subject to and excepting:**

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$415,000.00. (See ORS 93.030) as pursuant to a 1031 tax deferred exchange

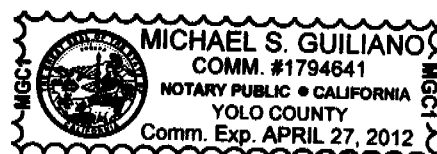
DATED: 8-31-09

• Brett Milliron  
Brett Milliron

Camden A  
State of OREGON  
COUNTY of YOLO

This instrument was acknowledged before me on Aug 31, 2009 by Brett Milliron.

Michael S. Guiliano  
Notary Public - State of Oregon  
My commission expires: April 27, 2012



F20-

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 537 OF RUNNING Y RESORT, PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**