

2009-014094

Klamath County, Oregon



00074814200900140940040040

11/02/2009 09:52:24 AM

Fee: \$52.00

After Recordation Return to:

Allan H. Gifford, Esq.
126 Queen Street, Suite 307
Honolulu, HI 96813

Send Tax Statements to:

Jean Carol Patterson, Trustee
94-1065 Anania Circle, #29
Mililani, HI 96789

DEED TO TRUST

Lot 20, Block 7, Latakomie Shores Subdivision
Klamath County, Oregon

WARRANTY DEED

This Deed is made this 13th day of October, 2009, by and between *Jean Carol Patterson*, unmarried, whose residence and post office address is 94-1065 Anania Circle, #29, Mililani, Hawaii 96789, hereinafter call "Grantor", and *Jean Carol Patterson*, Trustee under that unrecorded Jean Carol Patterson Revocable Living Trust dated October 9, 1987, whose residence and post office address is 94-1065 Anania Circle, #29, Mililani, Hawaii 96789, hereinafter call "Grantee".

W I T N E S S E T H :

That in consideration of the terms and conditions of the aforesaid Living Trust Agreement, and the powers granted therein, the Grantor does by these presents grant and convey unto Grantee, or Grantee's Successor, In Trust, as Trustee(s), for the uses and purposes and with all of the powers set forth in said trust agreement, including without prejudice to the foregoing, full power and authority to sell, convey, mortgage, exchange, lease, which lease(s) shall be valid throughout their terms, including a term expiring after the trust terminates, pledge or otherwise deal with and dispose of said property according to the sole judgment and discretion of the Trustee(s), in fee simple:

All of that certain real property situated in County of Klamath, State of Oregon, being the same premises described in Deed recorded January 3, 1990, in Record of Deeds Book M90, Page 129, title/reel no. 9762, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof, together with the personal property, if any, described in said Exhibit "A", subject, however, to the encumbrances, exceptions, reservations and other matters, if any, set forth herein.

To have and to hold the same, together with the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, including all buildings, improvements, rights, easements, privileges and appurtenances belonging or appertaining or held and enjoyed therewith, unto the Grantee according to the tenancy above set forth, forever.

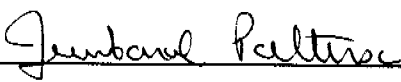
And, in consideration of the premises, the Grantor does hereby covenant with the Grantee that the Grantor is seized of the property herein described in fee simple; that said property is free and clear of and from all liens and encumbrances, except for the lien of real property taxes not yet by law required to be paid, and except as may herein specifically be set forth; that the Grantor has good right to sell and convey said property, as aforesaid; and, that the Grantor will warrant and defend the same unto the Grantee against the lawful claims and demands of all persons, except as aforesaid.

The rights and obligations of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, and assigns. All obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention shall be clearly expressed elsewhere herein.

The conveyance herein set forth and the warranties of the Grantor concerning the same are expressly declared to be in favor of the Grantee, Grantee's successors and assigns.

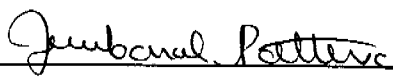
The terms "Grantor", "Grantee" and "Trustee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof. If these presents shall be signed by two or more Grantors or Grantees, all covenants of such parties shall for all purposes be joint and several.

In Witness Whereof, the Grantor and Grantee have executed these presents on the day and year first above written.



Jean Carol Patterson

"Grantor"



Jean Carol Patterson, Trustee

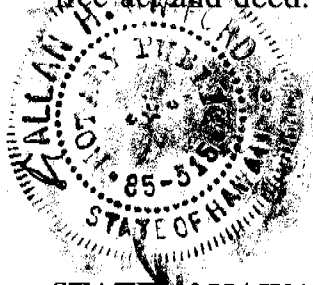
"Grantee"

STATE of HAWAII

CITY and COUNTY of HONOLULU

)
) SS
)

On this 7th day of October, 2009, before Allan H. Gifford, a Notary Public in the First Circuit, personally appeared *Jean Carol Patterson*, unmarried, as Grantor, to me known to be the person described in and who executed the *Warranty Deed* dated October 7, 2009, consisting of four (4) pages, and acknowledged that Grantor executed the same as Grantor's free act and deed.



A handwritten signature of Allan H. Gifford in black ink, written over a horizontal line.

Allan H. Gifford

Notary Public, State of Hawaii

My commission expires: 08/01/2013

STATE of HAWAII

CITY and COUNTY of HONOLULU

)
) SS
)

On this 7th day of October, 2009, before Allan H. Gifford, a Notary Public in the First Circuit, personally appeared *Jean Carol Patterson*, Trustee, as Grantee, to me known to be the person described in and who executed the *Warranty Deed* dated October 7, 2009, consisting of four (4) pages, and acknowledged that Grantee executed the same as Grantee's free act and deed.



A handwritten signature of Allan H. Gifford in black ink, written over a horizontal line.

Allan H. Gifford

Notary Public, State of Hawaii

My commission expires: 08/01/2013

EXHIBIT "A"

All of that certain real property situated in County of Klamath, State of Oregon, described as follows, to wit:

Lot 20, Block 7, of Latakomie Shores Subdivision according to the duly recorded plat thereof on file in the official records of Klamath County Recorder.

Being the same premises conveyed to Grantor herein by Deed recorded January 3, 1990, in Record of Deeds, Book M90, Page 129, title/reel no. 9762, County of Klamath, State of Oregon.

Subject, however to Reservations and restrictions of record, rights of way and easements of record, and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

END of EXHIBIT "A"