

2009-014646

Klamath County, Oregon



11/16/2009 09:07:31 AM

Fee: \$42.00

Grantor's Name and Address

RONALD W. BOEHLKE  
KATHERINE H. BOEHLKE  
100 DAHLIA STREET  
KLAMATH FALLS, OREGON 97601

Grantee's Name and Address

RONN W. BOEHLKE AND  
KATHERINE H. BOEHLKE, TRUSTEES  
BOEHLKE FAMILY TRUST  
DATED OCTOBER 29, 2009  
100 DAHLIA STREET  
KLAMATH FALLS, OREGON 97601

After recording, return to:

THE ESTATE PLANNING GROUP  
711 BENNETT AVENUE  
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

RONN W. BOEHLKE  
KATHERINE H. BOEHLKE  
100 DAHLIA STREET  
KLAMATH FALLS, OREGON 97601

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that RONALD W. BOEHLKE AND KATHERINE H. BOEHLKE, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RONN W. BOEHLKE AND KATHERINE H. BOEHLKE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE BOEHLKE FAMILY TRUST DATED OCTOBER 29, 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.

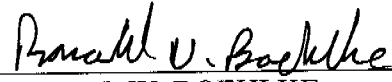
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof 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 October, 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.

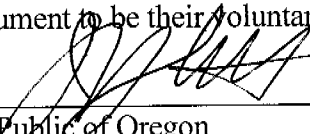
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

  
RONALD W. BOEHLKE

  
KATHERINE H. BOEHLKE

State of Oregon        )  
                              : ss.  
County of Klamath    )

Before me this 30th day of October, 2009, personally appeared RONALD W. BOEHLKE and KATHERINE H. BOEHLKE, and acknowledged the foregoing instrument to be their voluntary act and deed.

  
Notary Public of Oregon  
My Commission expires: 10/31/2011

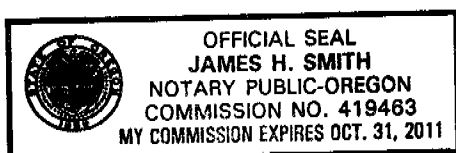


EXHIBIT "A"

A parcel of land situated in Block 11, ELDORADO, an addition to Klamath Falls, Oregon, being a replat of vacated portions of Eldorado Heights, and Sunnyside Addition; in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a ½" iron pin from which the Northwest corner of Lot 2, Block 11 of said Eldorado bears North 89°47'00" West 73.47 feet; thence from said point of beginning South 00°13'00" West 100.05 feet to a ½" iron pin on the South line of Lot 3 of said Block 11; thence South 89°47'00" East along the South line of Lot 3 and Lot 4 of said Block 11, 62.00 feet to a ½" iron pin; thence North 01°56'48" East 100.10 feet to a ½" iron pin on the North line of said Lot 4; thence North 89°47'00" West along the North line of said Lot 3 and Lot 4, 65.00 feet to the point of beginning. *ce*