

2009-014648

Klamath County, Oregon



11/16/2009 09:09:36 AM

Fee: \$42.00

Grantor's Name and Address

SHELBY C. MOREHEAD
(FKA SHELBY C. WILSDON)
7991 PACIFIC LANE
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

ROBERT MOREHEAD AND
SHELBY C. MOREHEAD, TRUSTEES
MOREHEAD LIVING TRUST
DATED OCTOBER 29, 2009
7991 PACIFIC LANE
KLAMATH FALLS, OREGON 97603

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

ROBERT MOREHEAD
SHELBY C. MOREHEAD
7991 PACIFIC LANE
KLAMATH FALLS, OREGON 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that SHELBY C. MOREHEAD (FKA SHELBY C. WILSDON), hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBERT MOREHEAD AND SHELBY C. MOREHEAD, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MOREHEAD LIVING TRUST DATED OCTOBER 29, 2009, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does 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.

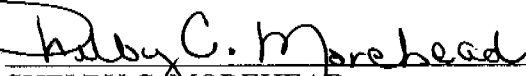
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof 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 29th 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.


SHELBY C. MOREHEAD
(FKA SHELBY C. WILSDON)

State of Oregon)

: ss.

County of Klamath)

Before me this 29th day of October, 2009, personally appeared SHELBY C. MOREHEAD (FKA SHELBY C. WILSDON), and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public of Oregon

My Commission expires: 10/31/2011

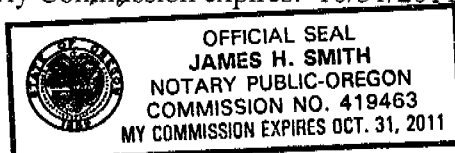


EXHIBIT "A"

PARCEL ONE (7991 Pacific Lane, Klamath Falls, Oregon):

That portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Commencing at a point on the North line of said Section 25 said point being 170.9 feet East of the North $\frac{1}{4}$ corner of said Section 25; thence South 00°27' East, 849.7 feet to a point on the Northeasterly right of way line of the Great Northern right of way; thence South 47°54' East along said right of way 61.07 feet; thence leaving said right of way line North 00°27' West 180.68 feet to the North line of that property conveyed to John Matney et ux, by deed recorded on Page 351 of Volume 306 of the Klamath County Deed Records said point being the point of beginning for this description; thence North 89°33' East, 255 feet; thence North 00°27' West, 170.82 feet; thence South 89°33' West, 255 feet; thence South 00°27' East, 170.82 feet to the point of beginning.

PARCEL TWO (7959 Pacific Lane, Klamath Falls, Oregon):

That portion of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section which is 170.9 feet East from the North quarter corner thereof; thence South 0°27' East a distance of 849.7 feet to a point on the Great Northern Railway right of way; thence in a Southeasterly direction along said right of way to point of intersection with line parallel to and 45 feet distant from the West line of this tract; thence North 0°27' West approximately 175 feet to the North line of property conveyed to John W. Matney et ux by Deed recorded on page 351 of Volume 306 of Deed Records of Klamath County, Oregon; thence North 89°30' East a distance of 255 feet; thence North 0°27' West a distance of 710.8 feet; thence South 89°30' West 300 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point on the North line of said Section 25 said point being 170.9 feet East of the North $\frac{1}{4}$ corner of said Section 25; thence South 00°27' East, 849.7 feet to a point on the Northeasterly right of way line of the Great Northern right of way; thence South 47°54' East along said right of way 61.07 feet; thence leaving said right of way line North 00°27' West 180.68 feet to the North line of that property conveyed to John W. Matney et ux, by deed recorded on Page 351 of Volume 306 of the Klamath County Deed Records said point being the point of beginning for this description; thence North 89°33' East, 255 feet; thence North 00°27' West, 170.82 feet; thence South 89°33' West, 255 feet; thence South 00°27' East, 170.82 feet to the point of beginning.

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