

UTC 87145

THIS SPAC

2010-003397

Klamath County, Oregon



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03/16/2010 03:15:59 PM

Fee: \$42.00

After recording return to:  
The Lillian F. Ramsey Irrevocable Trust B  
1968 Condor Court  
Redmond, OR 97756

Until a change is requested all tax statements  
shall be sent to the following address:

The Lillian F. Ramsey Irrevocable Trust B  
1968 Condor Court  
Redmond, OR 97756

Escrow No. RD121944SN  
Title No. 0087145  
SWD r.012910

### STATUTORY WARRANTY DEED

**Robertson & Price, LLC**, Grantor(s) hereby convey and warrant to\* **The Lillian F. Ramsey Irrevocable Trust B**, Grantee(s) the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

\* Dick Robertson and James L. Ramsey as Trustees of the

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**Account No. 3809-035AD-00600-000**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$60,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 3<sup>RD</sup> day of March 2010

Robertson & Price, LLC

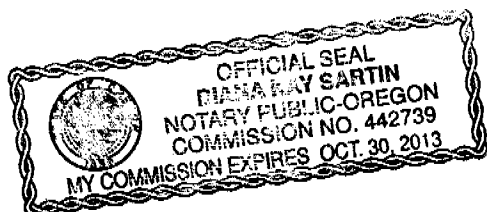
BY: Richard E. Robertson MM  
Richard E. Robertson, Managing Member

State of Oregon  
County of Deschutes

This instrument was acknowledged before me on 3-3-, 2010 by Richard E. Robertson, Managing Member of Robertson & Price, LLC.

[Signature]  
(Notary Public for Oregon)

My commission expires 10-30-13



42 Amt

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 5 in Block 4, TRACT 1152, NORTH HILLS SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the following:

Beginning at the Northwest corner of Lot 6, Block 4, Tract 1152, NORTH HILLS SUBDIVISION, Klamath County, Oregon; thence along the Northerly boundary of said Lot 6, along a curve to the left whose radius is 230 feet through an arc of 69.47 feet, to the Northeast corner of said Lot 6; thence South 56° 00' 00" East, 131.76 feet more or less, to a ¾ - inch diameter iron pipe with plastic cap stamped LS 1289; thence South 34° 00' 00" West, 58.99 feet more or less, to a 5/8 - inch diameter rebar marking the Southeast corner of said Lot 6; thence along the Southerly line of said Lot 6, South 74° 30' 29" West, 134.19 feet more or less to the Southwest corner of said Lot 6; thence along the Westerly line of said Lot 6 North 5° 38' 58" West, 142.01 feet more or less to the Point of Beginning of this description in Tract 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.