

2010-005330

Klamath County, Oregon



00083618201000053300020021

05/06/2010 08:42:28 AM

Fee: \$42.00

Grantor's Name and Address

JEFFREY ELIOT BROWN
16140 HIGHWAY 140 EAST
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

JEFFREY E. BROWN, TRUSTEE
JEFFREY E. BROWN LIVING TRUST
DATED APRIL 20, 2010
16140 HIGHWAY 140 EAST
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:

JEFFREY E. BROWN
16140 HIGHWAY 140 EAST
KLAMATH FALLS, OREGON 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JEFFREY ELIOT BROWN, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY E. BROWN, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE JEFFREY E. BROWN LIVING TRUST DATED APRIL 20, 2010, 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 20th day of April, 2010, 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, AND SECTION S 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.

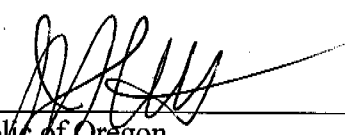

JEFFREY ELIOT BROWN

State of Oregon)

: ss.

County of Klamath)

Before me this 20th day of April, 2010, personally appeared JEFFREY ELIOT BROWN, and acknowledged the foregoing instrument to be his voluntary act and deed.


Notary Public of Oregon

My Commission expires: 10/31/2011

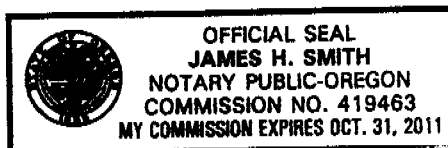


EXHIBIT "A"

Township 38 South, Range 10 East of the Willamette Meridian

Section 36: S $\frac{1}{2}$, SAVING AND EXCEPTING all that portion of the W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 36 which lies Westerly from the Westerly boundary of the right of way of the Klamath Falls-Lakeview Highway and more particularly described as follows: Beginning at the Southwesterly corner of said Section 36 and running thence North $0^{\circ}23'$ East along the Westerly boundary of said Section 36, 2610 feet, more or less, to its intersection with the Westerly boundary of the right of way of said Klamath Falls-Lakeview Highway; thence Southerly following said right of way line 2625 feet, more or less, to its intersection with the Southerly boundary of said Section 36; thence West along said Section boundary 51.3 feet, more or less, to the point of beginning.

S $\frac{1}{2}$ N $\frac{1}{2}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$; SAVING AND EXCEPTING all that portion of the W $\frac{1}{2}$ NW $\frac{1}{4}$ lying West of the Klamath Falls-Lakeview Highway, and also SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon by deed recorded in Volume 111 at page 201, and more particularly described as follows: Beginning at a point on the Westerly right of way line of the Klamath Falls-Lakeview Highway, said point being 30 feet distant from (which measured at right angles to) the center line of said highway at Engineer's Station 694+53.1, said point being 636 feet South and 370 feet East of the Northwest corner of Section 36; thence North $76^{\circ}24'$ West a distance of 150 feet; thence North $13^{\circ}36'$ East a distance of 290.4 feet; thence South $76^{\circ}24'$ East a distance of 150 feet to the Westerly right of way line of said Klamath Falls-Lakeview Highway; thence South $13^{\circ}36'$ West along said right of way line a distance of 290.4 feet to the point of beginning.

Township 39 South, Range 10 East of the Willamette Meridian

Section 1: All, SAVING AND EXCEPTING that portion of Lot 4 of said Section 1 which lies Westerly from the Westerly boundary of the right of way of the Klamath Falls-Lakeview Highway, and more particularly described as follows: Beginning at the Northwesterly corner of said Section 1 and running thence South $1^{\circ}28'$ East along the Westerly boundary of said Section 1, 304.5 feet, more or less to its intersection with the Westerly boundary of the right of way of the Klamath Falls-Lakeview Highway; thence North $8^{\circ}08'$ East along said right of way boundary 307.7 feet to its intersection with the Northerly boundary of said Section 1, thence West along said Section boundary 51.3 feet, more or less, to the point of beginning.

Section 2 and Section 11: Beginning at the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 39 South, Range 10 E.W.M., and running West to the easterly right of way line of the Oregon California & Eastern Railroad; thence Southwesterly along the right of way to a point in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, which lies due North 375 feet from the centerline of Oregon Highway 66, which said point is 200 feet from, when measured at right angles to, the centerline of said highway; thence parallel to and 200 feet at right angles from said centerline to the Easterly boundary line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 11; thence due North to the point of beginning.

Section 12: NW $\frac{1}{4}$ NW $\frac{1}{4}$; SAVING AND EXCEPTING therefrom all that portion lying South of a line 200 feet due North of the centerline of Oregon Highway 66 and running parallel to said Highway to a point on the South boundary of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, which which is 200 feet due North of said centerline, less all present existing rights of way.

That portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ lying North of the Klamath Irrigation District "E" Canal.

Beginning at the Northwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 39 South, Range 10 E. W.M., and running thence due South of the Northern right of way line of Klamath Irrigation District "E" Canal, thence Northeasterly along said right of way line 500 feet; thence Northeasterly to a point on the Northern boundary line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ which point lies due East 990 feet from the point of beginning, thence due West 990 feet to the point of beginning.

ALSO, that portion of the following described property in Klamath County, Oregon, lying East of State Highway 140 (Klamath Falls-Lakeview Highway): The S $\frac{1}{2}$ N $\frac{1}{2}$ and the N $\frac{1}{2}$ S $\frac{1}{2}$ of Section 2, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, EXCEPT that portion thereof lying within the boundaries of the Oregon California and Eastern Railway right of way.