

2010-007347

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601



00085943201000073470020024

06/16/2010 01:22:55 PM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Kathy J. Kent
31213 Highway 97 N
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

Kathryn Joanne Kent, Trustee of The
Kathryn Joanne Kent Living Trust,
U.A.D. June 16, 2010
31213 Highway 97 N
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Kathryn Joanne Kent
31213 Highway 97 N
Chiloquin, OR 97624

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KATHY J. KENT, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **KATHRYN JOANNE KENT, TRUSTEE OF THE KATHRYN JOANNE KENT LIVING TRUST, U.A.D. JUNE 16, 2010**, hereby called grantee, does hereby grant, bargain, sell and convey unto the 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:

A parcel of land situated in Lot 24 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of said Lot 24 which is North a distance of 1800.0 feet from the Southeast corner of said Section 28; thence 89°49' W. a distance of 649.0 feet to a point; thence S. 08°42'54" E. a distance of 487.8 feet, more or less, to the Northwest corner of parcel conveyed by James E. Rogers, *et ux*, to Richard S. Horton, *et ux*, by Vol. M78 Page 18102, Deed records of Klamath County, Oregon; thence S. 89°31'16" E. along the North line of last mentioned parcel a distance of 573.57 feet to a 1/2" iron pin on the East line of said Section 28; thence North along said East line a distance of 480.15 feet, more or less, to the point of beginning;

TOGETHER WITH an easement along the following described parcel:

A 60 foot strip of land situated in Lots 17 and 24, Section 28, Township 35 South, Range 7 EWM, described as follows: Beginning at a point on the East line of said Lot 24 which is 1800.0 feet North from the Southeast corner of said Section 28; thence North 89°49' West 649.0 feet; thence North 8°41' West a distance of 789.0 feet; thence South 89°43' East a distance of 60.7 feet; thence South 8°41' East a distance of 758.65 feet to a point; thence South 89°49' East a distance of 597.4 feet to the East line of said Lot 24; thence South along said East line a distance of 60.0 feet to the point of beginning.

SUBJECT 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.

Property ID No.: R249332

Map Tax Lot No.: R-3507-028DO-00600-000

TO HAVE AND TO HOLD THE SAME unto the 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 the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor; **excepting therefrom** that certain Deed of Trust dated April 1, 2009, and recorded on April 10, 2009, as Instrument No. 2009-005038 of the Official Records of Klamath County, Oregon, wherein Kathy J. Kent is "Borrower," BCK Capital

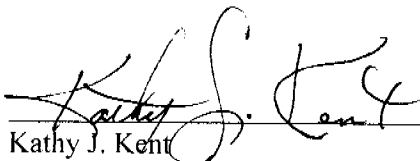
Inc. is "Lender", Aspen Title & Escrow, Inc., is "Trustee," and Mortgage Electronic Registration Systems, Inc. is beneficiary.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00, to convey title for estate planning purposes.

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.

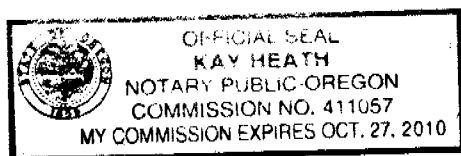
IN WITNESS WHEREOF, the grantor has executed this instrument this 16th day of June, 2010.


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 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.


Kathy J. Kent

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 16 day of June, 2010, by Kathy J. Kent.




NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-10