

2010-008289

Klamath County, Oregon



07/09/2010 12:24:23 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Gleta Wampler
P. O. Box 134
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

Gleta Gene Wampler, Trustee of the
Gleta Gene Wampler Living Trust U.A.D.
December 19, 2007
P. O. Box 134
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Gleta Wampler
P. O. Box 134
Chiloquin, OR 97624

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GLETA WAMPLER, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLETA GENE WAMPLER, TRUSTEE OF THE GLETA GENE WAMPLER LIVING TRUST U.A.D. DECEMBER 19, 2007, hereinafter called the 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 the County of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" attached hereto and incorporated herein by this reference as if fully set forth herein.

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 grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, 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; 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.

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Returned @ Counter

47 ✓

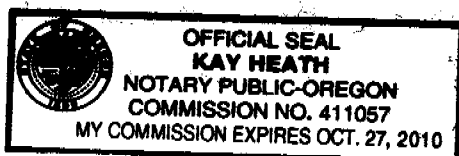
2010 IN WITNESS WHEREOF, the grantor has executed this instrument this 8 day of July,

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.

Gleta Wampler
Gleta Wampler

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8 day of July, 2010, by Gleta Wampler.



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

EXHIBIT "A"

(Attached to and made a part of that certain Warranty Deed wherein Gleta Wampler is grantor and Gleta Gene Wampler, Trustee of the Gleta Gene Wampler Living Trust U.A.D. December 19, 2007, is grantee, dated the _____ day of July, 2010.)

An undivided one-third interest in and to: All that portion of the following described property located in the E½E½ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point where the South Boundary line of the SW¼NW¼ of Section 27 intersects the thread of the stream of Sprague River; thence following the thread of the stream of Sprague River Northerly to a point near the Northwest corner of said SW¼NW¼ of Section 27 where the Sprague River divides into two channels; thence following the thread of the stream of the most Westerly of said channels of Sprague River around the Southerly, Westerly and Northerly sides of that certain Island, containing 18 acres, more or less, which is situate in the NE¼ of Section 28, to the point where said West Channel rejoins the East Channel of Sprague River at the North end of said Island; thence, continuing Northerly along the thread of the stream of Sprague River to a point which is South 90°00' West of an Iron Pin on the East Bank of Sprague River, which said Pin is situated North 48°35'06" West a distance of 529.12 feet from the Brass Cap Monument which marks the Section Corner common to Sections 21, 22, 27 and 28; thence, North 90°00' East to said Iron Pin on the East Bank of Sprague River; thence, North 15°35'50" East a distance of 426.03 feet; thence, North 13°34'05" West a distance of 299.65 feet; thence, North 46°03'55" West a distance of 413.48 feet; thence, North 00°57'35" East a distance of 508.15 feet; thence, North 18°52'45" East a distance of 205.34 feet; thence, North 06°20'20" West a distance of 409.90 feet; thence, North 41°47'35" East a distance of 497.95 feet; thence along the Arc of a Curve to the left (Central angle = 78°52'4" & radius = 500 feet) a distance of 688.32 feet; thence, North 60°43'16" East a distance of 60 feet, more or less, to an Iron Pin; thence, North 60°43'16" East a distance of 487.36 feet, more or less, to a point on the East section Line of Section 21; thence, South along said Section line of Section 21 a distance of 1085.82 feet, more or less, to the Brass Cap Monument marking the Southeast Corner of the NE¼ of said Section 21; thence continuing South along said East Section line of Section 21 to the Brass Cap Monument which marks the Section Corner common to Sections 21, 22, 27 and 28; thence East along the North line of the NW¼ of Section 27 to the Northeast Corner of said NW¼; thence, South along the East line of said NW¼ of Section 27 to the Southeast corner of the NE¼NW¼ of Section 27; thence West along the South line of said NE¼NW¼ to the Southwest Corner of said NE¼NW¼ of Section 27; thence, South along the East line of the SW¼NW¼ of said Section 27 to the Southeast Corner of said SW¼NW¼; thence West along the South Boundary Line of said SW¼NW¼ of Section 27 to the Point of Beginning.

EXCEPTING THEREFROM any portion thereof lying within Tract 1029, Sprague River Pines,

AND ALSO EXCEPTING THEREFROM any portion thereof lying within Tract 1107, First Addition to Sprague River Pines.

AND FURTHER EXCEPTING THEREFROM any portion lying within the Sprague River or any portion lying within Green Forest Drive.

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.: R207243

Map Tax Lot No.: R-3408-021A0-00400-000