

2010-010732

Klamath County, Oregon



00090020201000107320030035

09/10/2010 09:06:25 AM

Fee: \$47.00

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

No Change

AFTER RECORDING RETURN TO:

Bryon L. Land, Attorney at Law, 800 Willamette Street, Suite 800, Eugene, OR 97401

STATUTORY SPECIAL WARRANTY DEED

BOBBY DEAN WHEAT, hereinafter called Grantor, hereby grants and conveys and specially warrants to **BOBBY DEAN WHEAT, TRUSTEE OF THE BOBBY DEAN WHEAT REVOCABLE LIVING TRUST** dated August 18, 2010, hereinafter called Grantee, and all of Grantee's heirs, successors and assigns, all of the Grantor's right, title and interest in and to that certain real property with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free of all encumbrances created or suffered by Grantor except as specifically set forth herein situated in Klamath County, Oregon, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

To Have and to Hold the same unto the Grantee's and Grantee's heirs, successors and assigns forever. And the Grantor hereby covenants to and with the Grantee and Grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered by Grantor except easements, rights-of-way, protective covenants, conditions, restrictions and other matters of record as of the date hereof. The true and actual consideration for this conveyance stated in dollars is NONE. This conveyance is made for estate planning purposes by the Grantor to a revocable living trust. 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 companies and to individuals.

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 18th day of August, 2010.


Bobby Dean Wheat

STATE OF OREGON

ss

COUNTY OF LANE

On August 18, 2010, personally appeared before me the above-named **BOBBY DEAN WHEAT**, who acknowledged the foregoing instrument to be her voluntary act and deed.

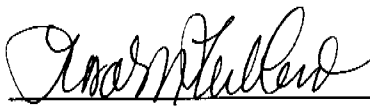

Notary Public for Oregon
My Commission Expires: 28 2011



Exhibit A

LOT 3 IN BLOCK 2 OF NEW PINE ACRES, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.