

2010-011454

Klamath County, Oregon



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09/28/2010 10:40:05 AM

Fee: \$52.00

GRANTOR NAME AND ADDRESS

CORA JEAN OWEN
6711 HIGHWAY 66
KLAMATH FALLS, OR 97601

GRANTEE NAME AND ADDRESS

CORA J. OWEN, Trustee
of the Cora Owen 2010 REVOCABLE TRUST
6711 HIGHWAY 66
KLAMATH FALLS, OR 97601

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEE
6711 Highway 66
Klamath Falls, OR 97603

WARRANTY DEED - STATUTORY FORM

CORA JEAN OWEN, Individually, and as Survivorship Tenant of WESLEY WHEELER OWEN, Grantor, conveys and warrants to CORA J. OWEN, Trustee of the CORA OWEN 2010 REVOCABLE TRUST, uad September 23, 2010, Grantee, all of that certain real property located in Klamath County, Oregon and legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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. 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."

DATED this 23 day of September, 2010.

Cora Jean Owen
CORA JEAN OWEN, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 23rd day
of September, 2010, by Cora Jean Owen, as Grantor.

Sharon L. Brown
NOTARY PUBLIC FOR OREGON
My Commission Expires: 2-13-11

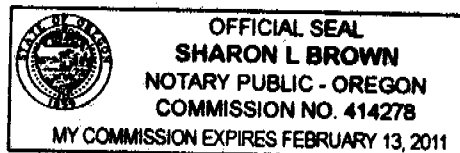


EXHIBIT A

Parcel 1) Real property located in Klamath County, Oregon, being civilly described as 6711 Highway 66, Klamath Falls, Oregon purchased from ROBERT F. BAKER and FAYE BAKER and legally described as follows:

Beginning at a point on the East line of Section 14, Township 39 South, Range 8 East of the Willamette Meridian, which is on the northerly right of way line of the Klamath Falls-Ashland Highway and which point is North 42.8 feet from the Northeast corner of the SE1/4SE1/4 of said Section 14; thence along said right of way line South 53° 20½' West 319.78 feet; thence South 54° 42½' West 175.28 feet to the true point of beginning; thence continuing South 54° 42½' West along said Northwesternly right of way line 110.28 feet; thence North 35° 17½' West 395 feet; thence North 54° 42½' East 110.28 feet; thence South 35° 17½' East 395 feet to the true point of beginning, being a portion of the E1/2SE1/4 of Section 14, Township 39 South, Range 8 East of the Willamette Meridian.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Waiver of Riparian Rights in favor of the United States as shown by deed recorded 9-16-04 in Book 38, Page 370.

Parcel 2) Real property located in Klamath County, State of Oregon, being described as approximately 2.3 acres purchased from EVELYN KNIGHT and legally described as follows, to-wit:

A parcel of land lying in the fractional S1/2NW1/4 of Section 16, Township 41 South, Range 8 East of the Willamette Meridian, the said parcel being described as follows:

Beginning at a point on the Easterly line of the right of way of the California Northeastern Railway Company as determined from the grant of right of way to said

California Northeastern Railway Company by the deed dated May 10, 1907, and recorded June 7, 1907, in Book 22, at page 549, Deed Records of Klamath County, Oregon 600 feet (when measured along the Easterly boundary of the said right of way) Northeasterly from the intersection of the said right of way with the Southerly line of said fractional S1/2NW1/4, Section 16, Township 41 South, Range 8 East of the Willamette Meridian; thence southwesterly along the Easterly boundary of said right of way to its intersection with the Southerly line of said S1/2NW1/4; thence East 886 feet along said Southerly boundary of fractional S1/2NW1/4; thence North 366 feet to a point; thence in a Northwesterly direction along a straight line to the point of beginning; saving and excepting therefrom the right of way for public highway given to Klamath County by deed October, 1933, and recorded October 5, 1933 in Book 101 at page 468, Deed Records of Klamath County, Oregon.

SUBJECT TO: 1) Perpetual easement granted to the Pacific Telephone Co. as evidenced by Book 113, page 378, Deed Records, with right to place, construct, operate and maintain, inspect, reconstruct, repair, replace and keep clear poles and anchors with wire, cables, fixtures and appurtenances, across and over Lot 5, and the right to cut down and remove all trees or sufficient height to fall across the land.

2) Right of way over and easement across Lots 1 and 4 of Section 16, granted to California Oregon Power Company as shown in deed records Book 126, page 451.