

UTC 89015-US

2010-013265

Klamath County, Oregon

After recording return to
and send tax statements to:

Jonathan B. Hall
Balinda Hall
4666 Reeder Road
Klamath Falls, OR 97603



00092953201000132650030030

11/15/2010 03:26:42 PM

Fee: \$47.00

WARRANTY DEED

DONALD C. KIRKPATRICK, Trustee of the DONALD C. KIRKPATRICK TRUST U.T.A.D. MARCH 11, 1999, hereinafter referred to as Grantor, conveys and warrants to JONATHAN B. HALL and BALINDA HALL, as tenants by the entirety, hereinafter jointly referred to as Grantees, all of Grantor's interest in the following described real property situated in the County of Klamath, State of Oregon (hereinafter referred to as "the Property"), free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A", which is hereby incorporated by reference

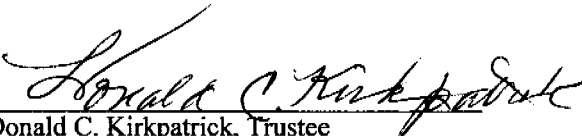
SUBJECT TO AND EXCEPTING: All liens, encumbrances, easements or any other interest of record, of any type or nature.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' successors and assigns forever.

The true and actual consideration for this conveyance is \$230,000.00.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument as of this 12 day of November, 2010.


Donald C. Kirkpatrick, Trustee
Donald C. Kirkpatrick Trust U.T.A.D. March 11, 1999

NOTARY APPEARS ON NEXT PAGE



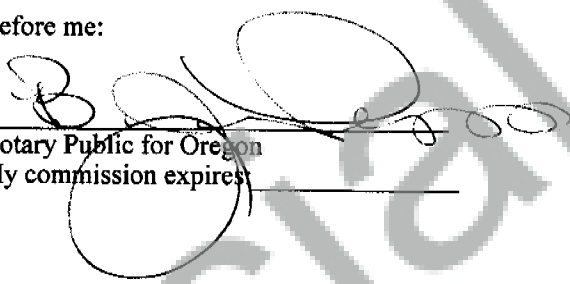
47AMJ



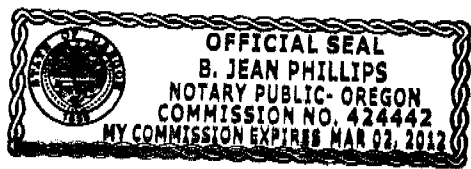
STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 12 day of November, 2010, by Donald C. Kirkpatrick, Trustee of the Donald C. Kirkpatrick Trust U.T.A.D. March 11, 1999.

Before me:



Notary Public for Oregon
My commission expires _____



Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the N 1/2 NW 1/4 of Section 17, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the centerline of the Pine Grove County Road (Reeder Road) and the North line of said Section 17, said point being East a distance of 2644.0 feet, more or less, from the Northwest corner of said Section 17; thence Southerly along the centerline of said County Road, a distance of 260.0 feet; thence West, parallel with the North line of said Section 17, a distance of 330.0 feet; thence Northerly, parallel with the centerline of said County Road a distance of 260.0 feet to the North line of said Section 17; thence East along the North line of said Section 17 a distance of 330.0 feet to the point of beginning.

EXCEPTING THEREFROM a parcel 12 feet in width along and adjacent to the Northerly line of the above described tract for maintenance of an irrigation ditch and ingress and egress to the property lying Westerly of said Tract.