

WTC 88424-MS

2010-013328

Klamath County, Oregon

After recording return to
and send tax statements to:

Jonathan B. Hall
Balinda Hall
5252 Reeder Road
Klamath Falls, OR 97603



00093024201000133280040046

11/16/2010 03:32:37 PM

Fee: \$52.00

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

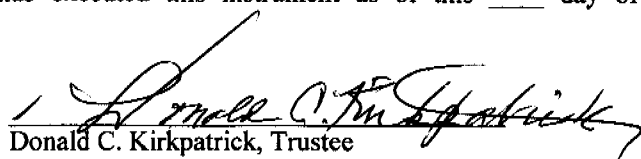
SUBJECT TO AND EXCEPTING: All liens, encumbrances, easements or any other interest of record, of any type or nature.

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 \$195,000.00.

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 12th day of Nov, 2010.


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

NOTARY APPEARS ON NEXT PAGE

529mf

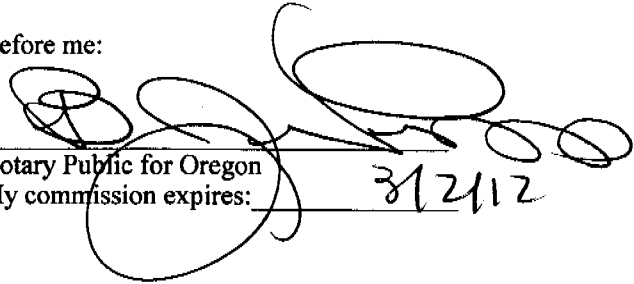
1004

attached to Warranty deed

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 12th day of Nov, 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: 3/2/12

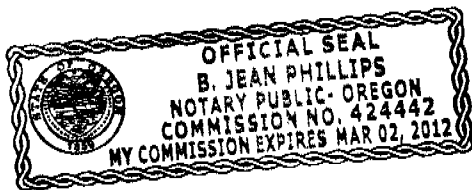


EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

Parcel 1:

A portion of the N 1/2 of the NW 1/4 of Section 17, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly from the right of way of the O.C. & E. Railway and Easterly from the East bank of a drain of the Pine Grove Irrigation District, and being more particularly described as follows:

Beginning at a point in the North line of Section 17, which bears East 304.0 feet from the section corner common to Sections 7, 8, 17 and 18; thence East along the Section line, 2340.0 feet, more or less, to the center line of the Pine Grove County Road marking the Easterly boundary of said North one-half of the NW 1/4 of Section 17; thence Southerly, along the center line of said County Road to the intersection of the Northeasterly right of way line of the O.C. & E. Railway; thence North 66°57 1/2' West, along said Northeasterly right of way line, to a point which bears South 241.6 feet, more or less, from the point of beginning; thence North 241.6 feet, more or less, to the point of beginning. SAVING AND EXCEPTION THEREFROM, that certain tract conveyed by A. R. Campbell and Roy Kinsman to Grafton - Jackman Company and recorded in the Deed Records of Klamath County, Oregon in Volume 77, page 485; ALSO SAVING AND EXCEPTING, that certain tract conveyed by A. R. Campbell and Roy Kinsman to Nick Delis and recorded in the Deed Records of Klamath County, Oregon in Volume 180, page 333; ALSO SAVING AND EXCEPTING THEREFROM, that certain tract conveyed by Harold A. Campbell, et. ux. To Betty J. Ericks and recorded in the Deed Records of Klamath County, Oregon in Volume M66, page 2144; ALSO SAVING AND EXCEPTING THEREFROM 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.

(continued)

(Legal Description Exhibit A Continued)

Parcel 2:

A tract of land situated in the NE1/4 NW1/4 of Section 17, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the extension of an existing fence line and the East line of the said NE1/4 NW1/4, from which the C-N 1/16 corner of said Section 17 bears South 00°07'58" West 175.66 feet; thence North 66°59'44" West 32.56 feet to a 5/8" iron pin with Tru-Line Surveying, Inc. Plastic Cap in said fence line; thence continuing North 66°59'44" West 308.75 feet to a railroad tie fence corner post; thence South 86°16'38" West 23.68 feet to a railroad tie fence corner post; thence South 75°46'01" West 129.41 feet to a 5/8" iron pin with Tru-Line Surveying, Inc. Plastic Cap on the Northerly right of way line of the Oregon Parks Bike Path; thence 66°52'00" West along said Northerly right of way line, 276.89 feet to a 5/8" iron pin with Tru-Line Surveying, Inc. Plastic Cap; thence North 23°08'00" East 110.00 feet to a 5/8" iron pin with Tru-Line Surveying, Inc. Plastic Cap; thence South 66°52'00" East 701.10 feet to a 5/8" iron pin with Tru-Line Surveying, Inc. Plastic Cap; thence continuing South 66°52'00" East 32.59 feet to a point on the said East line of the NE1/4 NW1/4; thence South 00°07'58" West 21.72 feet to the point of beginning.

Parcel 3:

A portion of the S1/2 of the SW 1/4 of the SW 1/4 of Section 8, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon, lying Easterly from the East bank of a drain of the Pine Grove Irrigation District and being more particularly described as follows:

Beginning at a point which bears East 304.0 feet from the section corner common to Sections 7, 8, 17 and 18, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon; thence continuing East 1018.0 feet to the Southeasterly corner of said South 1/2 of the SW 1/4 of the SW 1/4 of Section 8; thence North 0°9' East, 669.1 feet; thence North 89°59' West, 1019.7 feet; thence South 669.4 feet, more or less, to the point of beginning.

Parcel 4:

W 1/2 W 1/2 SE 1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying South and West of the Klamath Falls – Lakeview Highway, EXCEPT one acre ditch in Klamath County, Oregon.