

2010-013496

Klamath County, Oregon



00093238201000134960030036

11/23/2010 08:46:05 AM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

ELAINE G. KERNS  
3610 Orindale Road  
Klamath Falls, OR 97601

GRANTEE NAME AND ADDRESS

ELAINE G. KERNS, Trustee  
of the ELAINE G. KERNS 1992 TRUST  
3610 Orindale Road  
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  
3610 Orindale Road  
Klamath Falls, OR 97601

WARRANTY DEED - STATUTORY FORM

ELAINE G. KERNS, Grantor, conveys and warrants to  
ELAINE G. KERNS, SYDNEY K. GIACOMINI and E. MARTIN KERNS,  
Initial Trustee(s) (or the Successor Trustee(s)) of the  
ELAINE G. KERNS 1992 TRUST, uad January 24, 1992 and  
January 31, 1992, Grantee, all of that certain real  
property located in Klamath County, Oregon and legally  
described as follows:

PARCEL 1: See legal description attached hereto  
marked "EXHIBIT "A" LEGAL DESCRIPTION", attached hereto and  
incorporated by this reference herein as if fully set  
forth.

PARCEL 2: See legal description attached hereto  
marked EXHIBIT "A" LEGAL DESCRIPTION", attached hereto and  
incorporated by this reference herein as if fully set  
forth.

PARCEL 3: Township 39 South, Range 8 EWM  
Section 34: SW1/4  
[APN 3908-2800-400]

PARCEL 4: Township 39 South, Range 8 EWM  
Section 28: W1/2SW1/4NE1/4,  
SE1/4NW1/4, NE1/4SW1/4, W1/2NW1/4SE1/4  
[APN 20-3908-5500]

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 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 22 day of November, 2010.

Elaine G. Kerns

ELAINE G. KERNS, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 22 day of November, 2010, by Elaine G. Kerns, as Grantor.

Margaret A. John  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 9-12-14



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A tract of land more particularly described as follows:

Beginning at an iron pin which marks the Northeast corner of Tract 10 of DEWITT HOME TRACTS and which lies South 89 degrees 44' West a distance of 1354.6 feet and South 680.3 feet and South 89 degrees 22' West a distance of 30 feet from the quarter section corner common to Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing South 89 degrees 22' West, along the South line of Dewitt Avenue a distance of 120 feet to an iron pin; thence South 60 feet to an iron pin; thence North 89 degrees 22' East, a distance of 120 feet to an iron pin on the East line of said above mentioned tract 10; thence North along the East line of said Tract 10 a distance of 60 feet, more or less, to the point of beginning, in the NW1/4 of SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 2**

Tract of land beginning at an iron pin on the East line of Tract 10 in DEWITT HOME TRACTS, which lies South 89 degrees 44' West a distance of 1,354.6 feet and South 680.3 feet and South 89 degrees 22' West a distance of 30 feet and South a distance of 60 feet from the quarter section corner common to Section 7, Township 39 South, Range 9 East of the Willamette Meridian, and Section 12, Township 39 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, and running thence; South 89 degrees 22' West a distance of 120 feet to an iron pin; thence South 60 feet to an iron pin; thence North 89 degrees 22' East a distance of 120 feet to an iron pin on the East line of the above mentioned tract 10; thence North along the East line of Tract 10, a distance of 60 feet more or less to the point of beginning, in the NW1/4 of the SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Account No.: 3908-012DB-02000-000

Key No.: 495146