

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Elisa Ann Fetzer

P.O. Box 338

Redwood Vly, Ca 95470

Grantor's Name and Address

2011-001597

Klamath County, Oregon



00096679201100015970020026

SPACE RES
FOR
RECORDEF

02/10/2011 02:10:26 PM

Fee: \$42.00

After recording, return to (Name, Address, Zip):

Elisa Ann Fetzer

P.O. Box 338

Redwood Vly, Ca. 95470

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Elisa Ann Fetzer

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Elisa Ann Fetzer TTEE Trustee of The Elisa Ann Fetzer TTEE Trust

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See
Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

no exceptions

, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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 corporations and to individuals.

In witness whereof, the grantor has executed this instrument on February 10, 2011; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Elisa Ann Fetzer

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Feb 10, 2011

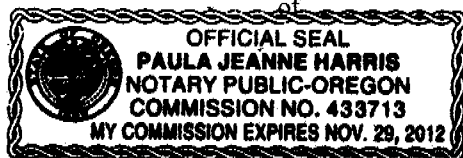
by Elisa Ann Fetzer

This instrument was acknowledged before me on

by

as

of



Paula Jeanne Harris
Notary Public for Oregon
My commission expires Nov 29, 2012

EXHIBIT "A"

File No.: **7021-1015264**

Policy No.: **1015264**

Real property in the County of Klamath, State of Oregon, described as follows:

A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 SOUTH RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN ON THE EAST LINE OF SAID SECTION 28, SAID IRON PIN SITUATED SOUTH 00° 06' 04" WEST 1353.71 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 00° 06' 04" WEST, ALONG SAID SECTION LINE, 628.31 FEET; THENCE NORTH 87° 13' 09" WEST 1390.00 FEET; THENCE NORTH 00° 06' 04" EAST 628.31 FEET; THENCE SOUTH 87° 13' 09" EAST, 1390.00 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON SURVEY NO. 3637, AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

APN: R863710