



00096707201100016170030035

02/11/2011 09:13:38 AM

Fee: \$47.00

Grantor's Name and Address  
LLOYD D. HOLLAND, TRUSTEE  
HOLLAND LOVING TRUST  
DATED DECEMBER 10, 1991  
PO BOX 11508  
PUEBLO, COLORADO 81001

Grantee's Name and Address  
LLOYD D. HOLLAND AND  
LARRY LEE HOLLAND, TRUSTEES  
HOLLAND LOVING TRUST  
DATED DECEMBER 10, 1991  
PO BOX 11508  
PUEBLO, COLORADO 81001

LLOYD D. HOLLAND AND  
LARRY LEE HOLLAND, TRUSTEES  
HOLLAND FAMILY TRUST  
DATED MAY 20, 2010  
PO BOX 11508  
PUEBLO, COLORADO 81001

After recording, return to:  
THE ESTATE PLANNING GROUP  
711 BENNETT AVENUE  
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

LLOYD D. HOLLAND AND  
LARRY LEE HOLLAND  
PO BOX 11508  
PUEBLO, COLORADO 81001

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LLOYD D. HOLLAND, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE HOLLAND LOVING TRUST DATED DECEMBER 10, 1991, AND ANY AMENDMENTS THERETO, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LLOYD D. HOLLAND AND LARRY LEE HOLLAND, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE HOLLAND LOVING TRUST DATED DECEMBER 10, 1991, AND ANY AMENDMENTS THERETO, as to an undivided 50% interest, and LLOYD D. HOLLAND AND LARRY LEE HOLLAND, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE HOLLAND FAMILY TRUST DATED MAY 20, 2010, as to an undivided 50% interest, hereinafter called grantee, does hereby grant, bargain, sell and convey unto 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 ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

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: NONE, 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 \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 this JANUARY 18, 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 SECTION 5 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

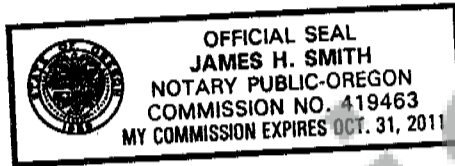
PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

*Lloyd D. Holland Trustee*  
LLOYD D. HOLLAND, TRUSTEE

State of Oregon            )  
                                      : ss.  
County of KLAMATH        )

Before me this JANUARY 18, 2011, personally appeared LLOYD D. HOLLAND, TRUSTEE, and acknowledged the foregoing instrument to be his voluntary act and deed.

*[Signature]*  
\_\_\_\_\_  
Notary Public of Oregon  
My Commission expires: 10/31/2011



Unofficial Copy

EXHIBIT "A"

PARCEL ONE:

Beginning at a point which lies north  $89^{\circ}42'$  west along the section line a distance of 2547.8 feet and north  $0^{\circ}18'$  east a distance of 20 feet from the iron pin which marks the one quarter section corner common to Section 7 and 18 Township 38 S. R. 9 E. W.M., and running thence: continuing north  $0^{\circ}18'$  east a distance of 484 feet to a point; thence north  $89^{\circ}42'$  west parallel to the above mentioned section line to the easterly right of way line of the southern pacific railroad or the west line of section 7, whichever is reached first; thence in a southerly direction following the easterly right of way line of the southern pacific railroad or the westerly section line to a point on the easterly right of way line of the southern pacific railroad which lies north  $0^{\circ}18'$  east a distance of 20 feet from the south section line of section 7; thence south  $89^{\circ}42'$  east parallel to the south section line of section 7 a distance of 90 feet, more or less, to the point of beginning, being situate in the SW1/4SW1/4 of Section 7 Township 38 S. R. 9 E. W.M.

PARCEL TWO:

Beginning at a point which lies N. 89 degrees 42' W. along the section line, 2009 .52 feet and S. 0 degrees 18' W. a distance of 20 feet from the iron axle which marks the quarter section corner common to Sec. 7 and 18, T. 38 S. R. 9 E. W. M., continuing S. 0 degrees 18' W. 387.37 feet; thence S. 89 degrees 42' E. parallel with the section line a distance of 447.1 feet; thence S. 2 degrees 32' W. 784 feet, more or less, to a point on the Northeasterly right of way of the Southern Pacific Railroad; thence following said right of way line of the railroad Northwesterly to a point 20 feet South measured at right angles to the section line between Sec. 7 and 18, said township and range; thence S. 89 degrees 42' E. parallel to and 20 feet Southerly from said Section line a distance of 608.3 feet to the place of beginning.

ALSO the following described tract of land: Beginning at an iron pin which is at the Northwest corner of the NE1/4NW1/4 of Sec. 18, T. 38 S. R. 9 E. W. M., and which is N. 89 degrees 42' W. a distance of 1320 feet the quarter corner common to Secs. 7 and 18, Twp. and Range aforesaid, and running thence S. 2 degrees 32' W. a distance of 407.68 feet to a point; thence N. 89 degrees 42' W. a distance of 633.63 feet to a point; thence N. 0 degrees 18' E. a distance of 407.37 feet to a point on the North section line of said Sec. 18; thence S. 89 degrees 42' E. a distance of 649.52 feet, to the point of beginning.

EXCEPT that portion conveyed to State of Oregon for Highway by deed recorded in Deed Vol. 135 at page 573, Records of Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; contract and/or lien for irrigation and/or drainage; conditions, including the terms and provisions thereof as set forth in instrument recorded April 3, 1908 in Deed. Vol. 24 at page 50, Records of Klamath County, Oregon and to rights of public in and to any portion of said property lying within the limits of roads or highways.