

2011-003597

Klamath County, Oregon



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03/16/2011 09:41:58 AM

Fee: \$42.00

Grantor's Name and Address

ROBERT SLOAN III
26705 ROCKY POINT ROAD
KLAMATH FALLS, OREGON 97601

Grantee's Name and Address

ROBERT SLOAN III, TRUSTEE
ROBERT SLOAN III LIVING TRUST
DATED NOVEMBER 2, 2009
26705 ROCKY POINT ROAD
KLAMATH FALLS, OREGON 97601

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504
Until requested otherwise, send all tax statements to:
ROBERT SLOAN III
26705 ROCKY POINT ROAD
KLAMATH FALLS, OREGON 97601

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROBERT SLOAN III, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBERT SLOAN III, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE ROBERT SLOAN III LIVING TRUST DATED NOVEMBER 2, 2009, AND ANY AMENDMENTS THERETO, 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 2nd day of November, 2009, 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. 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.

ROBERT SLOAN III

State of Oregon)

: ss.

County of Klamath)

Before me this 2nd day of November, 2009, personally appeared ROBERT SLOAN III, and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public of Oregon

My Commission expires: 10/31/2011

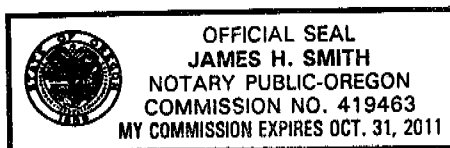


EXHIBIT "A"

All that portion of SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying South and East of State Highway #421 in Section 3 Township 36 South, Range 6 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM the following described property:

Beginning at a point of the East-West centerline of said Section 3, said point being South $89^{\circ}50'$ East 2478.64 feet from the USGLO brass cap marking the West quarter corner of said Section 3; thence North 75 feet to an iron pin; thence South $89^{\circ}50'$ East 215 feet to an iron pin; thence South 75 feet to the East-West centerline of said Section 3; thence West 215 feet to the point of beginning. SAVING AND EXCEPTING THEREFROM the following described property:

A tract of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the Southeasterly right of way of the Westside Road (also known as Rocky Point Road) from which the Southwesterly end of the cabin identified as the Winema (Close to Sloan Street at top of hill), when measured at right angles to said right of way line is 18 feet Easterly; thence Southeasterly 117 feet, more or less, to a 94" pine tree at edge of drop-off; thence Southeasterly in a straight line towards Power Pole C2392, 160 feet, more or less, to a point on the Northwesterly line of the easement, as described in Vol. 297 at Page 105 of the Deed of Records of Klamath County, Oregon; thence following said line Northeasterly and Northwesterly to the Southeasterly right of way line of the Westside Road; thence Southwesterly to the point of the beginning.

Excepting therefrom such property as is currently occupied by the pump house and well, together with an additional 2 foot area of property around the pump house and well and a 2 foot wide strip of property extending westerly from the pump house to the Rocky Point Road, also known as Westside Road.

Together with an easement for ingress and egress from the most Southeast corner of said description in a straight line through Power Pole C2392 to the waters edge; thence Northeasterly along side of the waters edge 125 feet; thence Northwesterly parallel to the South line of said easement to a point of the Southwesterly line of the easement described in Vol. 297 at Page 105 of the Deed of records of Klamath County, Oregon and including the rights to the easement to the Westside Road, provided however, that actual waterfront access shall be limited to a 50 foot width commencing at the Northeast corner of the boat ramp inlet to Harriman Creek (the Northern most part of said inlet), and extending in a general Southwesterly direction along the water edge for 50 feet. This 50 foot easement is for the sole purpose of dockage, for Katherine H. Sloan.