

2011-003640

Klamath County, Oregon



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03/17/2011 09:19:53 AM

Fee: \$42.00

Grantor's Name and Address

ROBERT J. SANDERS
JUNE SANDERS (AKA JUNE G. SANDERS)
19355 SPRAGUE RIVER ROAD
CHILOQUIN, OREGON 97624

Grantee's Name and Address

ROBERT J. SANDERS AND
JUNE SANDERS, TRUSTEES
SANDERS TRUST
DATED FEBRUARY 25, 2011

19355 SPRAGUE RIVER ROAD
CHILOQUIN, OREGON 97624

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

ROBERT J. SANDERS
JUNE SANDERS
19355 SPRAGUE RIVER ROAD
CHILOQUIN, OREGON 97624

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROBERT J. SANDERS AND JUNE SANDERS (AKA JUNE G. SANDERS), hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. SANDERS AND JUNE SANDERS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SANDERS TRUST DATED FEBRUARY 25, 2011, AND ANY AMENDMENTS THERETO, hereinafter called grantee, do 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 25th day of February, 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.

ROBERT J. SANDERS

JUNE SANDERS (AKA JUNE G. SANDERS)

State of Oregon)
 : ss.
County of Klamath)

Before me this 25th day of February, 2011, personally appeared ROBERT J. SANDERS and JUNE SANDERS (AKA JUNE G. SANDERS), and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public of Oregon
My Commission expires: 10/31/2011

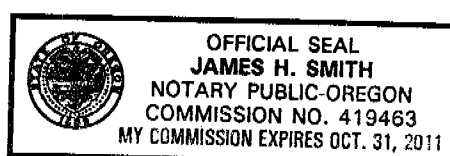


EXHIBIT "A"

PARCEL ONE: (19355 Sprague River Road, Chiloquin, Oregon, Tax Lot 100)

The E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 29, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL TWO: (Tax Lot 200)

In Township 35 South, Range 10 East of the Willamette Meridian, Section 29: W $\frac{1}{2}$ NE $\frac{1}{4}$.

PARCEL THREE: (Tax Lots 300 & 400 & 500)

In Township 35 South, Range 10 East of the Willamette Meridian, Section 29: N $\frac{1}{2}$ NW $\frac{1}{4}$.

PARCEL FOUR: (Tax Lots 600 & 700)

In Township 35 South, Range 10 East of the Willamette Meridian, Section 29: The West 990 feet of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ lying North of the Sprague River Highway.

PARCEL FIVE: (Tax Lot 800)

That part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ that lays North of Sprague River Highway and that part of W $\frac{1}{2}$ of W $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ that lays North of Sprague River Highway and E $\frac{1}{2}$ of E $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and W $\frac{1}{2}$ of W $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 29, Township 35 South Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM an undivided one-half interest of all the mineral rights, as reserved in Deed from William G. Wolford and Lucy Wolford, husband and wife, and Scott B. Wolford, a single person and Anna G. Wolford, widow of B.E. Wolford, deceased, recorded in Volume 348, page 596, Records of Klamath County, Oregon.

PARCEL SIX: (Tax Lot 900)

In Township 35 South, Range 10 East of the Willamette Meridian, Section 29: The East 990 feet of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and that portion of the East 990 feet of the SW $\frac{1}{4}$ lying North of the Sprague River Highway

PARCEL SEVEN: (19511 Sprague River Road, Chiloquin, Oregon, Tax Lot 1100)

The W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 29, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion thereof described in the Deed to Klamath County, State of Oregon, recorded July 25, 1931 in Volume 95, page 619, Deed Records of Klamath County, Oregon.

cc