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2011-004185
Klamath County, Oregon



03/30/2011 03:00:52 PM Fee: \$42.00

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Barney D. Calmes
LORIE A. CALMES
P.O. BOX 42 KENO, OR 97627
Grantor's Name and Address
THE BARNEY D. CALMES
LIVING TRUST
P.O. BOX 42 KENO, OR 97627
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
BARNEY D. CALMES
P.O. BOX 42
KENO, OR, 97627

Until requested otherwise, send all tax statements to (Name, Address, Zip):
BARNEY D. CALMES
P.O. BOX 42
KENO, OR 97627

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Barney D. Calmes

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by The Barney D. Calmes Living 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" Attached HERETO and made
A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION

(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): Grantor RESERVES THE AUTHORITY, AND POWER TO REVOKE THIS TRUST AT ANY TIME IN WHICH TO REASSIGN THIS DEED

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 \$ _____ . [Ⓢ] However, the actual consideration consists of or includes other property of 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 March 30th 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.

Barney D Calmes
Lorie A. Calmes
Barney D Calmes trustee
the Barney D Calmes trust

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on March 30, 2011
by Lorie A. Calmes
This instrument was acknowledged before me on March 30, 2011
by Barney D. Calmes
as Trustee
of the Barney D Calmes trust

Steve M L Bailado
Notary Public for Oregon
My commission expires January 29, 2013

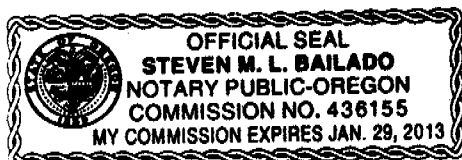


EXHIBIT "A"

A tract of land in the SE1/4 NW1/4 of section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of that tract of land conveyed to Jack Wegner and Cheri Wegner, as tenants by the entirety, by deed recorded February 13, 1968 in Volume M68, page 1108, Microfilm Records of Klamath County, Oregon, said point described as follows:

Beginning at a 5/8" iron pin on the Easterly right-of-way line of the Keno-Worden County Road, said point being South 00 09' 31" East, 1940.23 feet and East, 2316.47 feet from the Northwest corner of said Section 17; Thence North 18 43' 06" East, 283.60 feet; thence South 71 16' 54" East, 8.00 feet; thence North 18 43' 06" East 6.00 feet; thence North 71 16' 54" West, 8.00 feet; thence North 18 43' 06" East, 110.40 feet; thence North 71 16' 54" West, 175.00 feet to said Northwest corner of said Wegner tract; thence South 18 43' 06" West 9.04 feet to the True Point of Beginning of the tract herein described; thence North 28 50' 54" West 118.55 feet; thence South 71 16' 54" East 300.20 feet to the Northeasterly corner of the tract herein described; thence South 18 43' 06" West 70.89 feet to the Northeast corner of that tract of land conveyed to Jack Wegner and Cheri Wegner, husband and wife, by deed recorded August 4, 1994 in Volume M94, page 24099, Microfilm Records of Klamath County, Oregon; thence North 71 16' 54" West 212.67 feet along the Northerly line of said Wegner tracts; thence South 18 43' 06" West 9.04 West to the True Point of Beginning.

Tax Account No: 4008-017BD-00300-000 Key No: 623276

With inclusion to the following:

Property ID : M894261 MFD STRUCT SERIAL # ORFL648AB31483-BM13,

Home ID: 313370 ON REAL ACCT R-4008-017BD-00300-000, REAL MS, 2006 BROADMORE 27X48 Owner ID: 243121 Map Taxlot: M-313370 Map ID : 4008