

2011-006385

Klamath County, Oregon



00102285201100063850020023

05/23/2011 11:28:03 AM

Fee: \$42.00

WARRANTY DEED

Claude E. Crane and Gwendolyn H. Crane,
Grantor,
conveys and warrants to

Claude E. Crane and Gwendolyn H. Crane,
Trustees of the Claude E. Crane
Revocable Trust UDT 5-13-11, Grantee

My entire share of the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT

Except the following encumbrances:
Covenants, Conditions, Restrictions and Easements of record.

The True consideration for this conveyance is No dollars \$0.00 given or promised which is the whole, true, and actual consideration.

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.

DATED THIS 13 DAY OF may, 20 11.

Claude E. Crane
CLAUDE E. CRANE

Gwendolyn H. Crane
GWENDOLYN H. CRANE

STATE OF OREGON } ss
COUNTY OF lane

This instrument was acknowledged before me on may 13, 20 11,
by CLAUDE E. CRANE AND GWENDOLYN H. CRANE.

Notary Public for Oregon

My Commission Expires: 4-26-13

Grantors' Name and Address: CLAUDE E. CRANE AND GWENDOLYN H. CRANE, 2884 Hubbard Creek Rd, Umpqua, OR 97486

Grantee's Name and Address: CLAUDE E. CRANE AND GWENDOLYN H. CRANE, Trustees of the Claude E. Crane Revocable Trust UDT 5-13-11, 2884 Hubbard Creek Rd, Umpqua, OR 97486

UNTIL A CHANGE IS REQUESTED, AFTER RECORDING, RETURN THIS DOCUMENT TO THE FOLLOWING ADDRESS AND DIRECT ALL MAIL AND REPLIES AND SEND ALL TAX STATEMENTS TO:

CLAUDE E. CRANE AND GWENDOLYN H. CRANE, Trustees of the Claude E. Crane Revocable Trust UDT 5-13-11, 2884 Hubbard Creek Rd, Umpqua, OR 97486

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.



OFFICIAL SEAL
RICHARD E HUHTANEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 436812
MY COMMISSION EXPIRES APRIL 26, 2013

422m

EXHIBIT

West half of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 13, Township 23 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon.

Together with an easement over a strip of land, 30 feet in width, extending from the East boundary to the West boundary of the East half of the Southeast quarter of the Northwest quarter of said Section 13, the South boundary of which strip is the North boundary of the South half of the East half of the Southeast quarter of the Northwest quarter of said Section 13.