

Returned to County

2011-007686

Klamath County, Oregon



00103901201100076860020025

06/27/2011 11:41:30 AM

Fee: \$42.00

Grantor: Frank H. Wallace and Peggy L. Wallace
9450 Busing Road, Klamath Falls, OR 97603
Grantee: Frank H. Wallace and Peggy L. Wallace co-Trustees
of The Wallace Family Living Trust
9450 Busing Road
Klamath Falls, OR 97603
**AFTER RECORDING RETURN TO
AND SEND TAX STATEMENTS TO:**
Frank H. Wallace and Peggy L. Wallace ,co- Trustees
of the Wallace Family Living Trust
9450 Busing Road
Klamath Falls, OR 97603

Space above for recorder's use

WARRANTY DEED

Frank H. Wallace and Peggy L. Wallace, Grantors convey and warrant to Frank H. Wallace and Peggy L. Wallace, co- Trustees, or their successors in Trust, under the Wallace Family Living Trust dated June 10, 2011, **Grantee**, the following described real property situated in Klamath County, Oregon, Tax lot R-4110-00000-00300-000 and further legally described:

Legally described as set out in Exhibit "One" which is attached hereto and incorporated herein.

Exceptions: Any exceptions of record, as of the date of this deed.

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, OF 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 APPROVED USES OF THE LOT OR PARCEL AND 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 to 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$0. This transfer is being made for estate planning purposes.

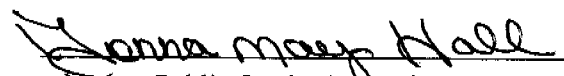
Dated this 10 day of June, 2011.


FRANK H. WALLACE


PEGGY L. WALLACE

STATE OF OREGON, County of Klamath) ss

The foregoing instrument was acknowledged before me this 10th day of June, 2011 by Frank Wallace and Peggy Wallace.


Notary Public for the State of Oregon
My Commission Expires: Jan 31, 2013

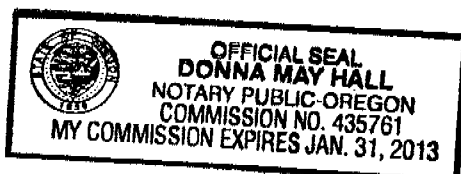


EXHIBIT ONE

LEGAL DESCRIPTION FOR TAX LOT R-4110-00000-00300-000

A PORTION OF PARCEL 2 OF "LAND PARTITION 30-94", SITUATED IN SECTION 5, T41S, R10EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE E1/2 W1/2 AND THE W1/2 SE1/4 OF SAID SECTION 5.

EXCEPTING THEREFROM: A PORTION OF THE N1/2 NW1/4 SE1/4 OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C-E 1/16 CORNER OF SAID SECTION 5, BEING THE NORTHERLY CORNER COMMON TO PARCELS 2 AND 3 OF SAID "LAND PARTITION 30-94"; THENCE S89°59'00"W ALONG THE BOUNDARY OF SAID PARCEL 2, 732.55 FEET; THENCE S45°01'00"E 660.44 FEET; THENCE N89°59'00"E 271.15 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 2; THENCE N00°42'15"W, ALONG THE SAID EAST LINE, 467.03 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON "LAND PARTITION 30-94" (R.O.S. 5709) ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

ALSO EXCEPTING THEREFROM ; A PORTION OF THE SE1/4 NW1/4 OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C1/4 CORNER OF SAID SECTION 5; THENCE N00°37'30"W, ALONG THE EAST LINE OF SAID PARCEL 2, 365.57 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A 40 FOOT WIDE NON-EXCLUSIVE EASEMENT (AS SHOWN ON "LAND PARTITION 30-94"); THENCE, ALONG THE SAID NORTHEASTERLY LINE, N53°20'46"W 119.95 FEET AND N48°07'32"W 917.13 FEET; THENCE, LEAVING SAID NORTHEASTERLY LINE, S41°56'20"W 42.78 FEET; THENCE S06°53'37"E 477.98 FEET; THENCE S25°31'12"E 90.13 FEET; THENCE S03°37'57"E 117.99 FEET; THENCE S02°17'46"E 235.32 FEET; THENCE S13°53'16"E 112.24 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 5; THENCE N89°59'00"E 671.67 FEET TO THE POINT OF BEGINNING WITH BEARINGS BASED ON "LAND PARTITION 30-94"(R.O.S. 5709) ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.