

2011-007862

Klamath County, Oregon



00104130201100078620020023

07/01/2011 09:54:28 AM

Fee: \$42.00

Grantor's Name and Address

MARK R. TROTMAN
DAWN M. TROTMAN
PO BOX 823
MERRILL, OREGON 97633

Grantee's Name and Address

MARK TROTMAN AND
DAWN M. TROTMAN, TRUSTEES
TROTMAN FAMILY TRUST
DATED MARCH 30, 2011
PO BOX 823

MERRILL, OREGON 97633

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

MARK TROTMAN
DAWN M. TROTMAN
PO BOX 823
MERRILL, OREGON 97633

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MARK R. TROTMAN AND DAWN M. TROTMAN, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MARK TROTMAN AND DAWN M. TROTMAN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TROTMAN FAMILY TRUST DATED MARCH 30, 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 30th day of March, 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.

MARK R. TROTMAN

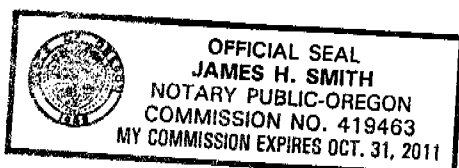
DAWN M. TROTMAN

State of Oregon)

: ss.

County of Klamath)

Before me this 30th day of March, 2011, personally appeared MARK R. TROTMAN and DAWN M. TROTMAN, and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public of Oregon

My Commission expires: 10/31/2011

EXHIBIT "A"

A parcel of land situate in the County of Klamath, State of Oregon, being a portion of Tract 36, MERRILL TRACTS, more particularly described as follows:

Beginning at an iron pin located West 1320 feet, North 0°25' West 620 feet and West 499.25 feet from the Southeast corner of Section 2, Township 41 South, Range 10 East of the Willamette Meridian; thence West 228.35 feet to the West line of said Tract 36; thence South 0°25' East 117.5 feet to a point; thence East 228.35 feet to an iron pin; thence North 0°25' West 117.5 feet more or less to the point of beginning.

EXCEPTING THEREFROM that certain tract of land described in Deed Volume M-65 at page 4629, Microfilm Records of Klamath County, Oregon, as follows:

A tract of land situated in Tract 36, MERRILL TRACTS, in Section 2, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin located West 1320 feet, North 0°25' West 620 feet, and West 499.25 feet from the Southeast corner of said Section 2; thence West 115.75 feet; thence South 0°25' East 117.5 feet to a point; thence East 115.75 feet to an iron pin; thence North 0°25' West 117.5 feet, more or less to the point of beginning.