



07/15/2011 09:33:20 AM

Fee: \$42.00

Grantor's Name and Address
BRUCE A. FROEMKE
2824 BIEHN STREET
KLAMATH FALLS, OREGON 97601

Grantee's Name and Address
BRUCE A. FROEMKE AND
NANCY FROEMKE, TRUSTEES
FROEMKE LIVING TRUST
DATED JUNE 21, 2011
2824 BIEHN STREET
KLAMATH FALLS, OREGON 97601

After recording, return to:
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:
BRUCE A. FROEMKE
NANCY FROEMKE
2824 BIEHN STREET
KLAMATH FALLS, OREGON 97601

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that BRUCE A. FROEMKE, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by BRUCE A. FROEMKE AND NANCY FROEMKE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE FROEMKE LIVING TRUST DATED JUNE 21, 2011, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does 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.

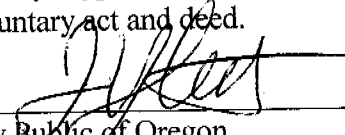
IN WITNESS WHEREOF, the grantor has executed this instrument this 21st day of June, 2011 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.


BRUCE A. FROEMKE

State of Oregon)
 : ss.
County of Klamath)

Before me this 21st day of June, 2011, personally appeared BRUCE A. FROEMKE, and acknowledged the foregoing instrument to be his voluntary act and deed.


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

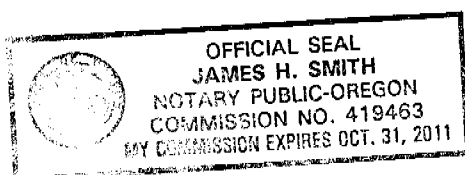


EXHIBIT "A"

A tract of land situated in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East, W.M., described as follows: Beginning at the intersection of the East line of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and the North right of way line of the Southern Pacific Railroad right of way; thence North along said East line to the NE corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence West along the North line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ to the centerline of the West side by pass as now located; thence Southerly along said centerline to the Northerly right of way line of aforementioned Railroad; thence Southeasterly along said Northerly line to the point of beginning. EXCEPTING THEREFROM any portion of the above property conveyed to Klamath County and the State of Oregon for highway purposes.

FURTHER EXCEPTING the following tract: All that portion of NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East, W.M., described as follows: Beginning at the intersection of the North line of the Southern Pacific Railroad right of way and the West line of Biehn Street; thence Northerly 75 feet along the West line of Biehn Street to the place of beginning; thence 200 feet Westerly parallel to the Southern Pacific Railway; thence Northerly 200 feet parallel to tangent of Biehn Street; thence Easterly parallel to the Southern Pacific Railway right of way to Biehn Street; thence Southerly along the line of Biehn Street to the place of beginning.