

2011-009122

Klamath County, Oregon



08/08/2011 03:29:45 PM

Fee: \$47.00

UTC 90195

SPECIAL WARRANTY DEED

Unless a change is requested,
all tax statements shall be sent to
Grantee at the following address:

United Parcel Service
55 Glenlake Parkway NE
Atlanta, GA 30328

After recording, this Deed
shall be delivered to:

United Parcel Service
55 Glenlake Parkway NE
Atlanta, GA 30328

The true consideration for this transfer is \$600,000.00.

DAVID JEFFERS and JO ANN JEFFERS, Personal Representative of the Estate of
Harold J. Jeffers, Deceased, Tenants-In-Common, Grantors, each convey and specially warrant
to UNITED PARCEL SERVICE, INC., an Ohio Corporation, Grantee, the real property located
in Klamath County, Oregon, described on Exhibit "A" attached hereto free and clear of
encumbrances except all those items of record, if any, as of the date of this
Deed and those shown below if any:

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

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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.

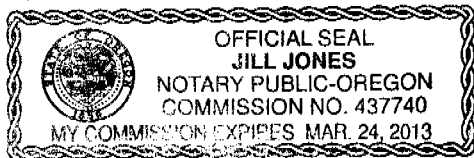
DATED 8/5/11.

David Jeffers
DAVID JEFFERS

Jo Ann Jeffers
JO ANN JEFFERS, PERSONAL REPRESENTATIVE
OF THE ESTATE OF HAROLD J. JEFFERS, DECEASED

STATE OF OREGON, County of Deschutes, ss:

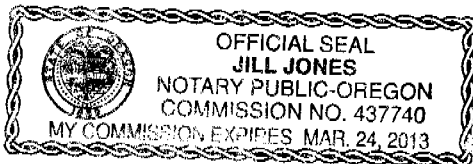
The foregoing instrument was acknowledged before me this 5th day of August, 2011, by DAVID JEFFERS.



[Signature]
Notary Public for Oregon

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 5th day of August, 2011, by JO ANN JEFFERS, PERSONAL REPRESENTATIVE OF THE ESTATE OF HAROLD J. JEFFERS, DECEASED.



[Signature]
Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NW1/4 SW1/4 OF SECTION 20, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE SAID NW1/4 SW1/4 AND THE EASTERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY 97, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 20 BEARS S20°49'28"W 1424.93 FEET; THENCE N08°11'36"E, ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY 97, 444.41 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF LAKEPORT BOULEVARD; THENCE, ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF LAKEPORT BOULEVARD THE FOLLOWING COURSES, S63°13'15"E 310.52 FEET, ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 174.63 FEET AND CENTRAL ANGLE EQUALS 63°33'00") 193.69 FEET AND S00°19'45"W 142.83 FEET TO A POINT ON THE SAID SOUTH LINE OF THE NW1/4 SW1/4; THENCE S89°58'11"W, ALONG THE SAID SOUTH LINE, 435.68 FEET TO THE POINT OF BEGINNING.