

2012-003630

Klamath County, Oregon

Until a change is requested
send tax statements to:



00116362201200036300020020

[NO CHANGE]

04/09/2012 09:58:33 AM

Fee: \$42.00

After recording, return to:
Steven L. Adkins
PO Box 781
Corvallis, OR 97339

WARRANTY DEED

James C. Collins, 209 NE Cherry Lane, Albany, Oregon 97321, Grantor, conveys and warrants to James C. Collins and Linda Collins, Trustees, or the Successor Trustee, of the James and Linda Collins Trust u/a dated April 3, 2012, 209 NE Cherry Lane, Albany, Oregon 97321, Grantee, and to Grantee's heirs, successors and assigns, the following described real property situated in Klamath County, Oregon, to wit:

Property 1:

The SW 1/4 of the SE1/4 of Section 30 of Township No. 24, S. Range E.W.M. 7, and all of the E1/4 of the SW1/4 of the said Section 30 of Township No. 24, S. Range E.W.M. 7, less and except, however, a strip of land 200 feet in width and running along the W. Line of the E1/2 of the SW1/4 and being wholly within the said E1/2 of the SW1/4 of Township No. 24, S. Range E.W.M. 7; being part of the same land heretofore owned by the said Leah C. Menefee and John Griffin Collins jointly; together with all the ways, rights, easements, privileges, appurtenances, tenements and hereditaments to the same belonging or in anywise hereunto appertaining.

Property 2:

A strip of land 200 feet in width running North and South and lying East of the North-South centerline of the SW1/4 in Section 30, Township 24 South, Range 7 East of the Willamette Meridian in Klamath County, Oregon, containing twelve (12) acres more or less.

THIS TRANSACTION IS NOT INTENDED TO CONSOLIDATE ANY OF THE INDIVIDUALLY DESCRIBED PARCELS OR TAX LOTS FOR LAND USE, TAX LOTS, OR ANY OTHER PURPOSE.

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 amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

Grantor warrants that the aforesaid property is free of encumbrances except liens, encumbrances, easements, covenants, conditions, restrictions, and exceptions of record.

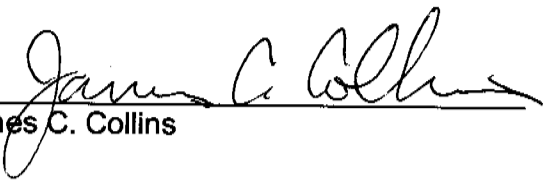
Legal description created prior to January 1, 2008.

The true and actual consideration paid for this conveyance is \$ -0-, estate planning purposes.

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.

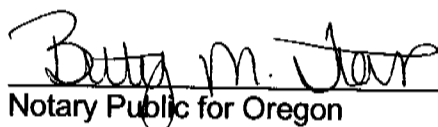
IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 3rd day of April, 2012.


James C. Collins

State of Oregon)
) ss.
County of Linn)

Personally appeared before me this 3rd day of April, 2012, the above-named and identified James C. Collins, and acknowledged the foregoing instrument to be Grantor's voluntary act and deed.




Notary Public for Oregon