

2012-003972

Klamath County, Oregon



00116769201200039720030032

04/17/2012 08:29:45 AM

Fee: \$47.00

Grantor:

James C. Cheyne and
Loretta M. Cheyne, husband and wife, Grantor
9049 Buesing Road
Klamath Falls, OR 97063

Grantee:

James C. Cheyne and
Loretta M. Cheyne, Trustees
9049 Buesing Road
Klamath Falls, OR 97063

After Recording Return To:

Michael D. Walker
Samuels Yoelin Kantor LLP
111 SW 5th Ave., Suite 3800
Portland, OR 97204-3642

All Tax Statements Should be Sent to:

No Change.

STATUTORY WARRANTY DEED

JAMES C. CHEYNE and LORETTA M. CHEYNE (collectively, "Grantor") convey and warrant to **JAMES C. CHEYNE AND LORETTA M. CHEYNE, TRUSTEES OF THE JAMES C. CHEYNE AND LORETTA M. CHEYNE REVOCABLE TRUST DATED APRIL 12, 2012** (collectively, "Grantee") the real property described in Exhibit "A", and incorporated herein by this reference, free of encumbrances except as specifically set forth herein.

The true consideration for this conveyance consists of or includes other property or value given or promised which is the whole consideration

This property is sold subject to the restrictions of record as of the date this instrument is executed by Grantor.

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 is available to Grantor under any policy of title insurance covering the above-

described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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.

Dated: April 12, 2012


James C. Cheyne

Dated: April 12, 2012


Loretta M. Cheyne

STATE OF OREGON)
) ss.
County of Multnomah)

On this 12th day of April, 2012, personally appeared the above-named **James C. Cheyne and Loretta M. Cheyne, Grantor**, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me.



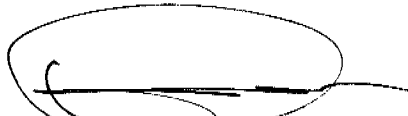

Notary Public for Oregon

Exhibit "A"

A parcel of land situate in the West half of the Northwest quarter of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Southwest corner of the $W\frac{1}{2}$ NW $\frac{1}{4}$ of Section 32, Township 40 South, Range 10 East, W.M.; thence North $00^{\circ}59'08''$ West along the West line of said Section 32, 1512.78 feet to a point; thence South $73^{\circ}45'21''$ East, 247.8 feet to a point; thence South $60^{\circ}10'54''$ East, 138.38 feet to a point; thence South $54^{\circ}39'24''$ East, 317.05 feet to a point; thence South $49^{\circ}17'04''$ East 323.80 feet to a point; thence South $84^{\circ}30'02''$ East, 473.61 feet to a point on the East line of $W\frac{1}{2}$ NW $\frac{1}{4}$ of Section 32; thence South $00^{\circ}47'19''$ East along the East line of $W\frac{1}{2}$ NW $\frac{1}{4}$ Section 32, 939 feet to the Southeast corner of the $W\frac{1}{2}$ NW $\frac{1}{4}$ of Section 32; thence North $89^{\circ}47'30''$ West along the south line of $W\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 32, 1320.36 feet to the point of beginning.

EXCEPT therefrom any portion lying within railroad or highway right of way.
SUBJECT TO: Rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation.