

AFTER RECORDING, RETURN TO:

Roger & Loretta Nelson, Trustees  
22189 Hwy. 39  
Merrill, OR 97633

Until requested otherwise, send all

tax statements to:

Roger & Loretta Nelson, Trustees  
22189 Hwy. 39  
Merrill, OR 97633

2012-005435

Klamath County, Oregon



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05/18/2012 03:39:27 PM

Fee: \$42.00

## WARRANTY DEED

**Roger H. Nelson and Loretta M. Nelson**, "Grantors," hereby conveys, grants, sells and warrants, to **Roger H. Nelson and Loretta M. Nelson**, as Trustees of the ***Roger Henry Nelson and Loretta Mary Nelson Joint Revocable Living Trust*** under agreement dated May 17, 2012, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

(See Attached Exhibit "A")

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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 GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 17 day of May, 2012.

  
ROGER H. NELSON

  
LORETTA M. NELSON

STATE OF OREGON

)

) ss.

County of KLAMATH

)

The foregoing instrument was acknowledged before me this 17 day of May, 2012 by **Roger H. Nelson and Loretta M. Nelson**.



Notary Public for Oregon

My Commission Expires: 7/31/2013

Exhibit A

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

Beginning at a point on the North right of way line of the Klamath Falls-Merrill Highway which lies 30 feet West and 33 feet North of the Southeast corner of Section 6, Township 41 South, Range 11 East of the Willamette Meridian in Klamath County, Oregon, and running thence; West along the Northerly right of way line of the Klamath Falls-Merrill Highway a distance of 434.5 feet to an iron pin; thence North parallel to the East section line a distance of 813.5 feet to an iron pin which lies on the Southerly right of way line of the Great Northern Railroad; thence East along the Southerly right of way line of the Great Northern Railroad a distance of 434.5 feet to a point on the Westerly right of way line of the County Road; thence South along the Westerly right of way line of the County Road parallel to the East section line a distance of 809 feet, more or less, to the point of beginning, being in the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT the following described property: Beginning at a point on the Westerly right of way line of the County Road which is 20 feet South of the point of intersection of the Southerly right of way line of the Great Northern Railroad with the Westerly right of way line of the County Road; thence South along the Westerly right of way line of the County Road parallel to the East section line of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, a distance of 414 feet; thence West parallel to the Southerly right of way line of the Great Northern Railroad a distance of 207 feet; thence North parallel to the East section line of said Section 6, a distance of 414 feet; thence East along the Southerly right of way line of the Great Northern Railroad, a distance of 207 feet, more or less, to the point of beginning in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, in Klamath County, Oregon.

Subject to the printed exceptions, exclusions and stipulations which are part of said policy, and to the following:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1985-86, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Any unpaid charges or assessments of the Klamath Irrigation District.
5. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
6. Reservations and Restrictions, including the terms and provisions thereof, as contained in the Right of Way Deed from Malin State Bank, a state banking corporation to Great Northern Railway Company, a corporation, dated June 20, 1931, recorded June 26, 1931, in Volume 95 page 499, Deed records of Klamath County, Oregon.