

2012-009561

Klamath County, Oregon



00123477201200095610030036

08/29/2012 10:58:20 AM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Dolores M. Bettencourt
2706 Vale Road
KLAMATH FALLS, OR 97603

GRANTEE NAME AND ADDRESS

Dolores M. Bettencourt, Trustee
of the DOLORES M. BETTENCOURT 2012 REVOCABLE TRUST
2706 Vale Road
KLAMATH FALLS, OR 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEE

Klamath Falls, OR 97603

WARRANTY DEED - STATUTORY FORM

DOLORES M. BETTENCOURT, Grantor, conveys and warrants to DOLORES M. BETTENCOURT, Trustee of the DOLORES M. BETTENCOURT 2012 REVOCABLE TRUST, uad AUGUST 29, 2012, Grantee, all of that certain real property located in Klamath County, Oregon and legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for 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 and sections 2 to 7, CHAPTER 8, OREGON LAWS 2010. 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

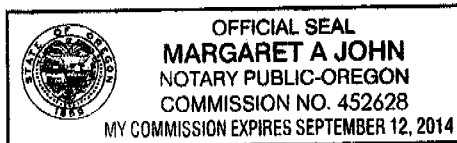
DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE 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 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 29 day of August, 2012.

Dolores M. Bettencourt
DOLORES M. BETTENCOURT, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 29 day of August, 2012, by Dolores M. Bettencourt, as Grantor.



Margaret John
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-12-14

EXHIBIT A

DESCRIPTION OF PROPERTY

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

Lot 4, E½SW¼, S½SE¼ and NW¼SE¼ of Section 31, Township 38 South, Range 11½ East of the Willamette Meridian.

Lots 1, 2, and 3 of Section 6, Township 39 South, Range 11½ East of the Willamette Meridian.

A piece or parcel of land situate in the S½NE¼ of Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, and more particularly described as follows: Beginning at a point North 89°50½' West 613.6 feet from the Northeast corner of the SE¼NE¼ of said Section 6; thence South 29°10' West 269.4 feet; thence South 85°39½' West 606.2 feet; thence North 86°05' West 569.7 feet; thence North 29°38½' West 278.9 feet; thence North 60°10' West 8.4 feet to a point on the Northerly boundary of the S½NE¼ of said Section 6; thence South 89°50½' East 1449.4 feet, more or less, to the point of beginning.

A piece or parcel of land situate in Lot 4, Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, and more particularly described as follows: Beginning at the Northwestern corner of said Lot 4; thence along the Northerly boundary of said Lot 4, South 89°50½' East 549.4 feet to the Northeast corner of said Lot 4; thence South 0°08' West 511 feet; thence North 57°25' West 651 feet to the Westerly boundary of said Lot 4; thence North 0°07' East 161.9 feet, more or less, to the point of beginning.

EXCEPTING, however, the following described property: A piece or parcel of land situate in Lots 2 and 3, Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, and more particularly described as follows: Beginning at the Southwest corner of said Lot 3; thence South 89°50½' East 1831.5 feet along the Southerly boundaries of said Lots 2 and 3 to a point in the Southerly boundary of said Lot 2; thence North 60°10' West 959.2 feet; thence North 75°31½' West 1031.2 feet to a point in the Westerly boundary of said Lot 3; thence along the Westerly boundary of said Lot 3, South 0°08' West 730 feet, more or less, to the point of beginning.

ALSO EXCEPTING A piece or parcel of land situate in Lot 1, Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, and more particularly described as follows: Beginning at a point 30.3 feet West of the Southeast corner of said Lot 1, in the Westerly road right of way fence of the County road running Northerly along the Easterly boundary of said Lot 1; thence North 0°09½' East along said County Road right of way 866.9 feet; thence South 46°44½' West 205.3 feet; thence South 29°10' West 759.6 feet to the South boundary of said Lot 1; thence Easterly along said Southerly boundary of Lot 1, South 87°30½' East 583.3 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Klamath County Title Co. the 5th day of Oct. A.D. 19 90 at 12:00 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 20189.

FILE \$33.00

Evelyn Biehn - County Clerk:

By Pauline M. Neill