

After recording return to:
Lee D. Kersten
260 Country Club Road, Suite 210
Eugene, OR 97401

Send Tax Statements to:
Roberson Joint Trust
5728 Schiesel Avenue
Klamath Falls, OR 97603

2012-010018

Klamath County, Oregon



00124040201200100180030030

09/11/2012 09:59:09 AM

Fee: \$47.00

WARRANTY DEED

Alfred E. Roberson, aka Alfred Earl Roberson, and Florence M. Roberson, Grantors, convey and warrant to Alfred E. Roberson and LeeAnne Roberson Thompson, Trustees, Roberson Joint Trust, UAD August 30, 2012, (a revocable grantor-type trust without set expiration date) Grantee, the following-described real property:

See Exhibit "A" attached and by this reference incorporated herein as if set out in full.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

The property is free from all encumbrances except (a) Zoning ordinances, building and use restrictions, easements, covenants, conditions, and restrictions of record; (b) Conditions and restrictions apparent from a visual inspection of the Property and restrictions and regulations discoverable in the public records of any governmental agency; (c) All liens and encumbrances of which Buyer has actual notice prior to receiving title; and (d) Liens and encumbrances of record.

In construing this deed and where the context so requires, the singular includes the plural.

Grantor/Grantee certifies that said Trust is a revocable grantor-type trust under the terms of which the Grantor/Grantee continues to have authority to use, possess, and dispose of the subject property to the same degree as was had prior to this conveyance during the entirety of the life of Grantor/Grantee. 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.

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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED 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: August 30, 2012.

Grantors:

Alfred E. Roberson
Alfred E. Roberson

Florence M. Roberson
Florence M. Roberson

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me on August 30, 2012, the above-named Alfred E. Roberson and Florence M. Roberson and acknowledged the foregoing instrument to be their voluntary act and deed.

Belinda Kay Reno
Notary Public for Oregon



EXHIBIT "A"

Parcel 1:

(RESIDENCE)

Lot 24 Schiesel tracts, all in Klamath County Oregon.

Parcel 2:

(FT. CREEK)

A portion of the West $\frac{1}{2}$ Northwest $\frac{1}{4}$ of Section 26, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, more particularly described as follows, to wit:

Starting from the Northeast corner of the Northwest $\frac{1}{4}$ Northwest $\frac{1}{4}$ of said Section 26, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian; thence West along the North line of said Section 26, a distance of 415.1 feet to the East boundary of the right-of-way of old Highway No. 97; thence South $9^{\circ} 00'$ West, along said East right-of-way boundary a distance of 1000.0 feet; thence continuing along said East boundary South $2^{\circ} 30''$ West a distance of 41.0 feet to the TRUE POINT OF BEGINNING; thence South $2^{\circ} 30''$ West, along said East boundary line, a distance of 600.0 feet, more or less, to the South line of said North $\frac{1}{2}$ North $\frac{1}{2}$ Southwest $\frac{1}{4}$ Northwest $\frac{1}{4}$ of Section 26; thence East, along the South line of said North $\frac{1}{2}$ North $\frac{1}{2}$ Southwest $\frac{1}{4}$ Northwest $\frac{1}{4}$ a distance of 226.0 feet, more or less, to the West bank of Fort Creek; thence Northerly along the West bank of Fort Creek to a point due East of the point of beginning; thence West a distance of 10.1 feet, more or less, to the point of beginning.