



THIS SPACE RESERVED FOR RECORDER'S USE

2012-012742
Klamath County, Oregon
11/15/2012 02:01:49 PM
Fee: \$47.00

THE WARNER FAMILY TRUST

Grantor's Name and Address

GEORGE M. WARNER
1140 MADISON STREET
KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to:
GEORGE M. WARNER
1140 MADISON STREET
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

GEORGE M. WARNER
1140 MADISON STREET
KLAMATH FALLS, OR 97603

Escrow No. MT95487-SH
Title No. 0095487
BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**GEORGE MORLEY WARNER AND NANCY EMERY WARNER, CO-TRUSTEES, U/D/T DATED
AUGUST 24, 1989, F/B/O THE WARNER FAMILY TRUST,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto

GEORGE M. WARNER and NANCY E. WARNER, as tenants by the entirety,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with
the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the
County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 /
part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall
be made so that this deed shall apply equally to corporations and to individuals.

47 AMT

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 9th day of Nov, 2012; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THE WARNER FAMILY TRUST

BY:

George Morley Warner
GEORGE MORLEY WARNER, TRUSTEE

BY:

Nancy Emery Warner
NANCY EMERY WARNER, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov 9, 2012 by GEORGE MORLEY WARNER AND NANCY EMERY WARNER, CO-TRUSTEES OF THE WARNER FAMILY TRUST.



Howard
(Notary Public for Oregon)

My commission expires 11-18-15

LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

A portion of that parcel of land recorded in Volume 272 at page 359, Deed Records of Klamath County, Oregon, described therein as the East Half of Tract 72, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT THEREFROM that portion more particularly described as follows:

Beginning at a 1/2 inch iron pipe marking the most Northeasterly corner of said Tract 72 of Fair Acres Subdivisions No. 1; thence South along the East Boundary of same, a distance of 137.17 feet to a 1/2 inch iron pipe; thence South 89° 50 1/2' West parallel with the North boundary of said Tract 179.33 feet, to a 1/2 inch iron pipe; thence North parallel with aforesaid East boundary 64.45 feet to a 1/2 inch iron pipe; thence South 89° 50 1/2' West parallel with aforesaid North boundary of said Tract a distance of 479.67 feet to a 1/2 inch iron pipe on the West boundary of the East half of aforesaid Tract 72; thence North 0° 11 1/2' East along said West boundary to a 1/2 inch iron pipe marking the Northwest corner thereof; thence North 89° 50 1/2' East along the North boundary of said Tract, 658.76 feet, more or less, to the point of beginning.

TOGETHER WITH a driveway easement as set forth in Agreement recorded April 7, 1987 in Volume M87, page 5812, Microfilm Records of Klamath County, Oregon.

And ALSO TOGETHER WITH an access easement described in Warranty Deed recorded May 17, 1973 in Volume M73, page 6007, Microfilm Records of Klamath County, Oregon.