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03/11/2013 02:33:53 PM

Fee: \$47.00

**GRANTOR NAME AND ADDRESS:**

Beverly A. Demetrakos  
27227 Hwy 140W  
Klamath Falls, OR 97601

**GRANTEE NAME AND ADDRESS:**

Beverly Demetrakos,  
Trustee of the Beverly Demetrakos  
2013 Trust  
27227 Hwy 140 W  
Klamath Falls, OR. 97601

**AFTER RECORDING RETURN TO:**

NEAL G. BUCHANAN, Attorney  
435 Oak Avenue  
Klamath Falls, OR 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**

Grantee

**WARRANTY DEED - STATUTORY FORM**

BEVERLY A. DEMETRAKOS, Grantor, conveys and warrants to BEVERLY DEMETRAKOS, Trustee of the BEVERLY DEMETRAKOS 2013 TRUST under agreement dated the 11<sup>th</sup> day of March, 2013, Grantee that certain real property in the County of Klamath, State of Oregon, legally described on Exhibit A attached hereto and incorporated by this reference herein as though fully set forth.

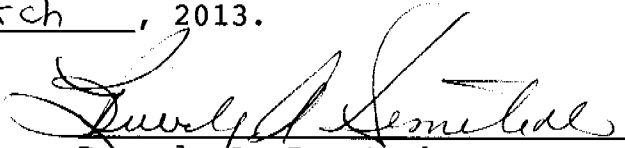
The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

"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

Returned to Grantor

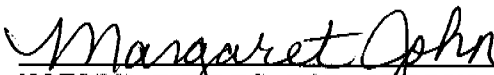
ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER  
ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO  
11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17,  
CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8,  
OREGON LAWS 2010."

DATED this 11<sup>th</sup> day of March, 2013.

  
Beverly A. Demetrakos

STATE OF OREGON, County of Klamath) ss:

Personally Appeared Beverly Ann Wampler Demetrakos before me  
on the 11<sup>th</sup> day of March, 2013, and acknowledged the  
foregoing instrument to be her voluntary act and deed.

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



**EXHIBIT A**

**PARCEL 1:**

**PARCEL 1:**

Township 36 South, Range 6, EWM

Section 16: NW¼; the West 15 acres of the NW¼NE¼; the S½NE¼, less portion within Mt. Lakes Homesites; that portion of the SE¼ lying Easterly of Mt. Lakes Homesites; that portion of the N½SW¼ and the NW¼SE¼ lying Northerly of Highway 140.

Section 17: NE¼; that portion of the S½ lying Northerly of Highway 140.

**PARCEL 2:**

Lots 1, 2, 3 and 4 in Block 1 of MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the records of Klamath County, Oregon.

**Parcel 3:**

Township 36 South, Range 6, EWM

Section 15: NE¼NE¼; E½NE¼NW¼NE¼; N½NE¼SE¼NE¼, less portion within the right of way of Highway 140

Section 14: SW¼NW¼, less Highway; those portions of the NW¼SW¼, the E½SW¼, and SW¼SE¼ lying Northeasterly of Highway 140.

Section 23: That portion of the NE¼ lying Northeasterly of Highway 140.

Section 24: The NW¼, less 0.4 acres described in Deed Vol. 285, page 513, and less 0.32 acres described in Deed Vol. 311, page 276, records of Klamath County, Oregon.

**Parcel 4:**

Lot 23 in Block 6 of Tract No. 1035 - GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.