

2013-012722

Klamath County, Oregon



00145047201300127220030032

11/14/2013 10:59:36 AM

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

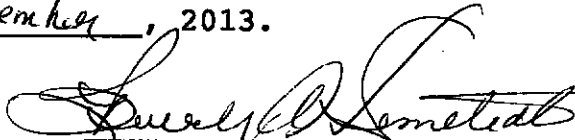
BEVERLY A. DEMETRAKOS, Grantor, conveys and warrants to BEVERLY DEMETRAKOS, Trustee of the BEVERLY DEMETRAKOS 2013 TRUST under agreement dated the 11th day of March, 2013, Grantee that certain real property in the County of Klamath, State of Oregon, legally described on Exhibit A attached hereto and 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

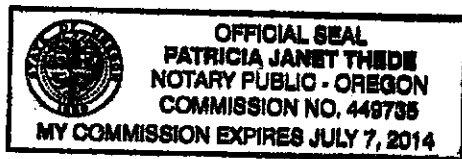
ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 13 day of November, 2013.


Beverly A. Demetrakos

STATE OF OREGON, County of Klamath) ss:

Personally Appeared Beverly Ann Wampler Demetrakos before me on the 13th day of Nov, 2013, and acknowledged the foregoing instrument to be her voluntary act and deed.





NOTARY PUBLIC FOR OREGON
My Commission Expires: 7-7-14

EXHIBIT A

A tract of land in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 24, T. 36 S., R 6 EWM, more particularly described as follows:

Beginning at the quarter corner in the center of said Sec. 24, T. 36 S., R 6 EWM, which corner is marked with a 1 $\frac{1}{2}$ " iron pipe; thence North along the center section line a distance of 2099.0 feet to the true point of beginning; thence continuing North along said center section line a distance of 216.9 feet, more or less, to the shore line of Upper Klamath Lake; thence North 88°12' West 14.4 feet along said shore line to the easterly mean water line of a canal, as now constructed; thence South 25°38' West 227.0 feet along said mean water line; thence South 83°35' East 113.3 feet to the true point of beginning, containing 0.315 acres, more or less, and being in Klamath County, Oregon.