



2015-005355
Klamath County, Oregon
05/27/2015 09:28:19 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Timothy M. Garner and Kathryn Kells Garner, Trustees
of the Garner Family Trust Dated March 29,1996,
8818 North Butte Road
Live Oak, CA 95953

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

Timothy M. Garner and Kathryn Kells Garner, Trustees
of the Garner Family Trust Dated March 29,1996,
8818 North Butte Road
Live Oak, CA 95953
File No. 45772AM

STATUTORY WARRANTY DEED

Lucille M. Bursell also known as Lucy M. Bursell,

Grantor(s), hereby convey and warrant to

Timothy M. Garner and Kathryn Kells Garner, Trustees of the Garner Family Trust Dated March 29,1996,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit "A"

The true and actual consideration for this conveyance **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

52am

Dated this 26 day of May, 2015

Lucille M. Bursell
Lucille M. Bursell

State of Oregon } ss
County of Klamath }

On this 26th day of May, 2015, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Lucille M. Bursell, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12-3-2018

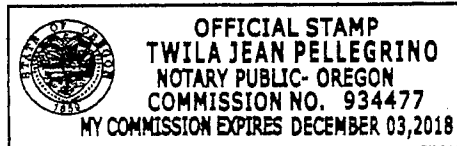


EXHIBIT "A"

Lot 28 of TRACT 1310 – PLUM VALLEY II, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, being more particularly described as follows:

A piece or parcel of land located in Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,

Section 19: The SE1/4 of the SE1/4 and that portion of the N1/2 of the SE1/4 lying East of the Simpson Canyon Road.

Section 20: That portion of the SW1/4 lying West of the center line of the 60 foot easement described in Deed recorded December 31, 1973, in Volume M73 page 16734, Microfilm Records of Klamath County, Oregon.

Parcel 2:

In Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,

Section 20: All that portion of the S1/2 lying easterly of that certain 60 foot easement described in Deed recorded December 31, 1973, in Volume M73 page 16734, Microfilm Records of Klamath County, Oregon and westerly of Old Fort Road.

Section 28: All that portion of the NW1/4 NW1/4 lying westerly of Old Fort Road

Section 29: All that portion of the N1/2 N1/2 lying easterly of that certain 60 foot easement described in Deed recorded December 31, 1973, in Volume M73 page 16734, Microfilm Records of Klamath County, Oregon and westerly of Old Fort Road