



THIS SPACE RESERVED

2016-013663
Klamath County, Oregon
12/22/2016 02:09:00 PM
Fee: \$57.00

After recording return to:

Bruce Robert Whiteaker and Cathleen Eugenie
Whiteaker, Trustees
9620 Blue Heron Ct
Gilroy, CA 95020

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

Bruce Robert Whiteaker and Cathleen Eugenie
Whiteaker, Trustees
9620 Blue Heron Ct
Gilroy, CA 95020
File No. 130199AM

STATUTORY WARRANTY DEED

Gary M Rubin, Successor Trustee of the Leo David Rubin Trust,

Grantor(s), hereby convey and warrant to

**Bruce Robert Whiteaker and Cathleen Eugenie Whiteaker, Trustees of The Bruce and Cathleen Whiteaker
Living Trust dated March 28, 2016 ,**

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL
DESCRIPTION.**

The true and actual consideration for this conveyance is **\$225,000.00.**

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.

Dated this 19th day of December 2016

The Leo David Rubin Trust

By: Gary M. Rubin
Gary M Rubin, Trustee

State of California ss
County of San Diego

On this 19th day of December, 2016, before me, Ramona Khyrolomoor a Notary Public in and for said state, personally appeared Gary M Rubin, Successor Trustee of The Leo David Rubin Trust, 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.

Ramona Khyrolomoor
Notary Public for the State of California
Residing at: San Diego, California
Commission Expires: Oct 31/2018

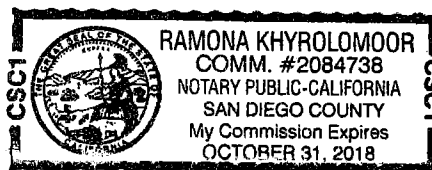


EXHIBIT "A"

PARCEL 1:

The following property being situate in the SE1/4 of the SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

BEGINNING at an iron pin which lies West along the Township line a distance of 100 feet and North 0° 45' West parallel to the East Township line a distance of 30 feet from the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon, and thence continuing North 0° 45' West a distance of 208.7 feet to an iron pin; thence West parallel to the South Township line a distance of 143 feet to a point; thence South 0° 37' West a distance of 208.7 feet to a point which lies 30 feet North of the South Township line; thence East 148 feet, more or less, to the point of beginning.

PARCEL 2:

The following property being situate in the NE1/4 of the NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

BEGINNING AT the Northeast corner of the Northeast quarter of Section 1 in Township 40 South of Range 7, East of the Willamette Meridian and running thence West 100 feet along the Section line of said Section to a point; thence North 30 feet, more or less, to the Southeast corner of that certain Warranty Deed recorded in Volume M85, page 15346, Microfilm Records of Klamath County, Oregon, being the true point of beginning; thence West along the South line of said Deed Volume 125 feet; thence, South, at right angles to said Section line to a point on the Northerly line of Highway 66; thence, Easterly along the said Northerly line of said Highway to a point South of the point of beginning; thence, North to the point of beginning.

PARCEL 3:

Those parcels of land located in the NE1/4 of the NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Highway 66 where the Range line between Ranges 7 and 8 East of the Willamette Meridian crosses said Highway;

thence West along said South line, a distance of 198 feet to a point; thence South and parallel to said Range line, a distance of 220 feet to the true point of beginning of this description; thence continuing South, a distance of 220 feet; thence East a distance of 198 feet to the Range line; thence North along the Range line, a distance of 220 feet; thence West a distance of 198 feet to the point of beginning.

ALSO beginning at a point on the South line of Highway 66 where the Range line between Ranges 7 and 8 East of the Willamette Meridian crosses said Highway line; thence West along said South line of said Highway, a distance of 198 feet to a point on said South line; thence South and parallel with said Range line, a distance of 220 feet to a point; thence East at right angles to said Range line, a distance of 198 feet to a point on said Range line; thence north along said Range line, a distance of 220 feet to the point of beginning.

PARCEL 4:

The following described real property situated in the NW1/4 of the NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the West line of Section 6, Township 40 South, Range 8 East of the Willamette Meridian with the southerly line of the Ashland-Klamath Falls Highway as now established; running thence along the Southerly line of said Highway North 88° 58' 14" East, 77 feet; thence South 10° 36' 54" West to a point of intersection with the Southerly line of Keno School Tract, a projected Westerly; thence North 56° 53' 36" West, 61.9 feet along the Westerly projection of the Southerly line of said Keno School Tract to an intersection with the West line of said Section 6; thence North 0° 07' 06" West along the section line to a point of beginning.