

Send tax statements to:
Same as current.

2019-005660

Klamath County, Oregon

05/20/2019 03:57:03 PM

Fee: \$92.00

After recording, return to:
Benjamin M. Kearney
Arnold Gallagher P.C.
800 Willamette Street, Suite 800
Eugene, OR 97401

WARRANTY DEED

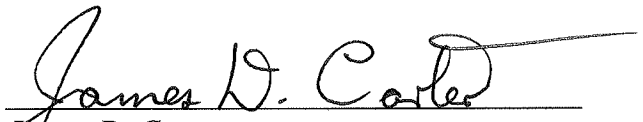

James D. Carter & Kay L. Carter, Grantor, conveys to *James D. Carter and Kay L. Carter, Trustees of the Carter Joint Trust*, Grantee, the real property described on the attached Exhibit A situated in Klamath County, Oregon.

The property being conveyed from Grantor to Grantee is free from encumbrances except easements and conditions of public record.

The true consideration for this conveyance is other than money.

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: May 20, 2019.

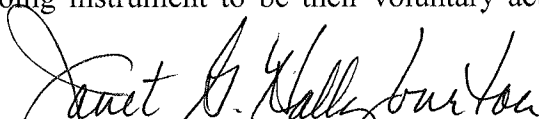

James D. Carter

Kay L. Carter

[Notary block is on the following page.]

STATE OF OREGON)
 : ss.
County of Lane)

Personally appeared before me this 20th day of May, 2019, the above, **James D. Carter** and **Kay L. Carter**, and acknowledged the foregoing instrument to be their voluntary act and deed.





Notary Public for Oregon
My Commission Expires: 10-4-20

EXHIBIT A
Legal Description

Parcel 1:

Lot #39: $W\frac{1}{2}$ $NW\frac{1}{4}$ $SW\frac{1}{4}$ $NE\frac{1}{4}$ Section 19, TWP25S R8E W.M. Five acres M or L. Subject to a thirty foot (30 ft.) wide easement on the North boundary, and a fifteen foot (15 ft.) wide easement on the East boundary for mutual roadway purposes. Subject to a power utility easement. Subject to reservations and restrictions of record.

Parcel 2:

$NE\frac{1}{4}$ $SE\frac{1}{4}$ $NW\frac{1}{4}$ lying North of Highway #58, Section 19, TWP25S R8E W.M. Subject to a thirty foot (30 ft.) wide easement on the North boundary for mutual roadway purposes. Subject to a utility easement. Subject to restrictions and reservations of record.