

Recording Requested By:

Larry & Rebecca Belau
6511 Hwy 238
Jacksonville, Oregon 97530

When Recorded Mail To:

Paraclete Estate Planning
10 Crater Lake Avenue
Medford, OR 97504

Mail Tax Statements To:

Larry & Rebecca Belau
6511 Hwy 238
Jacksonville, Oregon 97530

2019-012208

Klamath County, Oregon

10/18/2019 08:10:01 AM

Fee: \$87.00

(This Space for Recorder's Use)

WARRANTY DEED

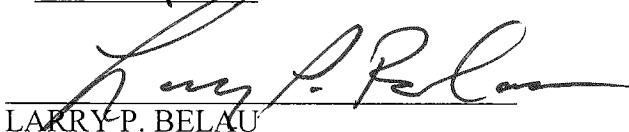
LARRY P. BELAU and REBECCA P. BELAU, hereinafter referred to as "Grantors", convey and warrant unto LARRY P. BELAU and REBECCA P. BELAU, as Trustees of the LARRY AND REBECCA BELAU TRUST, dated October 16, 2019, hereinafter referred to as "Grantees", all of their interest in that real property situated in Klamath County, State of Oregon and described as:

**SEE "EXHIBIT A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE**

There is no monetary consideration for this transfer as it is for estate planning purposes only.

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: 10/16/2019


LARRY P. BELAU


REBECCA P. BELAU

STATE OF OREGON)
) ss.
County of Jackson)

This instrument was acknowledged before me on 10/16/2019 by LARRY P. BELAU and REBECCA P. BELAU.

WITNESS my hand and official seal

Notary Public in and for this state

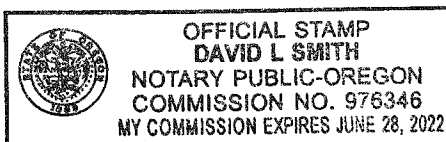


EXHIBIT A

PARCEL ONE

The following described property situated in Section 32, Township 35 South, Range 7 East of the Willamette Meridian Klamath, County, Oregon, being more particularly described as follows:

That portion of Government Lot 3, lying East of the Dalles-California Highway, EXCEPTING THEREFROM that portion of said Government Lot 3 deeded to the David Hill Cemetery Association, Inc., by instrument recorded September 24, 1958 in Book 304 at page 58, more particularly described as follows :

A tract of land located in Lots 3 and 6, Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe located South 329.01 feet from the North 1/4 quarter corner of Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 658.35 feet to an iron pipe; thence North 89° 52' 45" West 449.77 feet to an iron pipe on the Northeast right-of-way of State Highway No. 427; thence Northwesterly along said right-of-way 125.3 feet to an iron pipe thence North 0° 04' East 542.9 feet to an iron pipe; thence South 89° 45' 45" East 497.47 feet, more or less, to the point of beginning.

PARCEL TWO

The East one-half of Lot 1, Block 3, WINEMA PENINSULA UNIT 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.