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05-05-94A09:53 RCVD

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**WARRANTY DEED**

LAWRENCE HEER, Grantor, conveys to LAWRENCE HEER, Trustee of the Lawrence Heer Revocable Trust dated April 19, 1989, Grantee, an undivided one-fourth (1/4) interest in the following described real property situated in the county of Klamath, state of Oregon:

The NE 1/4 NE 1/4 of Section 36, Township 25 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion used for railroad right of way purposes.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

This deed is executed to partially fund a trust of Grantor, and the true and actual consideration stated in terms of dollars is NONE.

**MAIL TAX STATEMENTS TO:**

No change.

**AFTER RECORDING RETURN TO:**

Larry Heer  
710 N. Ventura  
Salem, OR 97303

The following is the notice as required by Oregon law: "THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

WITNESS Grantor's hand this 28th day of April, 1994.

Lawrence Heer  
LAWRENCE HEER

State of Oregon )  
County of Marion ) ss.

On this 28th day of April, 1994, personally appeared the above named LAWRENCE HEER and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Kristy K Daley  
Notary Public for Oregon  
My Commission Expires: 10-3-97

Page 2 - Warranty Deed (30.41 acres/Mowich)  
WPDOCS\ESP\HEER.WAR(4/25/94)(kkd)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Saalfeld, Griggs the 5th day of May A.D., 19 94 at 9:53 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 14196.

FEE \$35.00

Evelyn Biehn County Clerk  
By Daniel M. Mowich