WARRANTY DEED

96290 mrc 33143

THE GRANTOR'S, RICHARD E. PUCKETT, Trustee of the Bichard E. Puckett and Velma F. Puckett Revocable Trust Established May 4, for and in consideration of

Seventy-Seven Thousand & no/100 (\$ 77.000.00) and other good and valuable consideration conveys, grants, bargains, sells, confirms and warranties under provision of Section 55.17.1 Virginia Statutes unto, R.L. PETERSON as trustee under

the provisions of a Trust Agreement

dated February 23 1993 known as the Trust #24-QUI-NCY the following described real estate in the County of Klamath

Lot Six (6) and the East Half of Lot Seven (7), Block Two (2) RIVERSIDE ADDITION TO KENO, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SEE EXHIBIT "A" ATTACHED FOR ADDITIONAL TERMS AND CONDITIONS

Reserving irrigation rights for the benefit of Lot 5, the northeasterly 1/2 of Lot 7 and Lot 8, Block 2, Riverside Addition to Keno.

Together with all the tenements, hereditament's and appurtenances thereunto belonging or in anyway appertaining.

Trustee shall take title subject to any liens, encumbrances, restrictions, easements, leases, options, and covenants of record and <u>not personally</u>.

TO HAVE AND TO HOLD the said premises in fee simple forever, with the appurtenances attached thereto upon the trusts and for the uses and purposes herein and in said Trust agreement set forth including but not limited to estate planning purposes.

Full power and authority granted to said trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof to lease said property or any part thereof, from time to time, in possession of or reversion by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof and option to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present of future rentals to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, wether similar to or different from the ways above specified, at any time or times hereafter.

Return Tax Statements to: R.L. Pctrson SISO MAE ANNE AVE St. \$213-213 RENO, NV. 87503 SUCCESSOR TRUSTEES: In the event of the death, disappearance, incapacity of the Trustee title holder named herein, or because of his unwillingness to do the bidding of the Beneficiaries of the above cited trust. Betty Helsby is hereby named as First Successor Trustee and Jack Wong as Second Successor.

In no case shall any party dealing with said trustee in relation to said premises, to whom said premises or any party thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance lease or other instrument. (a) that at the time of the delivery thereof, the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest are hereby declared to be Personal Property. No beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.	RICHARD E. PUCKETT, Truste	rustie Tmut B
Subscribed and sworn to before	this day of	, 19
	Notary Public for	
	My commission expires	

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CALIFORNIA	ALL-PURPOSE	ACKNOWL	EDGMENT
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State ofCALIFORNIA		
County ofMONTEREY		
On02/22/95	before me,	Petra Alvarez NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared	Richard E. Pucket	NAME(S) OF SIGNER(S)

PETRA ALVAREZ COMM. #976002 lotary Public-California Monterey County

Comm. Exp. Oct. 25, 1996

□ personally known to me - OR - 🛱 proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacit(ies)y, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

EXHIBIT "A"

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 30.932.

CTATE OF	OPECON.	COUNTY OF KL	AMATH: ss.

Filed for record at request of		Mountain Title Co	the 17th day
of	March	A.D., 19 95 at 1:42 o'clock P M., and duly 1	recorded in Vol. <u>M95</u>
		of Deeds on Page 6012	·
		Bernetha C	G. Letsch, County Clerk
FEE	\$45.00	By Jagatte	Thutag