

## Warranty Deed - Statutory Form

Alden L. and Mary A. Lodien, husband and wife, Grantor, conveys and warrants to Lester A. Lodien and/or Mary A. Lodien, Trustees, or their successors in trust, under the LODIEN LIVING TRUST, dated March 17, 1995, and any amendments thereto, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 19, Block 14, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No. 81116 R164076

SUBJECT TO: Encumbrances, easements, reservations and restrictions of record

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.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantor at the time Grantor acquired property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligation.

The true consideration for this conveyance is \$1.00.

Dated this 17 day of March, 1995.

Alden L. Lodien  
Alden L. Lodien

Mary A. Lodien  
Mary A. Lodien

STATE OF OREGON, County of Lane) ss.

Personally appeared the above-named Alden L. Lodien and Mary A. Lodien, and acknowledged the foregoing instrument to be their voluntary act and deed.

Patricia B. Jensen  
Notary Public for Oregon

Alden L. Lodien and

Mary A. Lodien  
Grantor's Name

Lester A. Lodien and  
Mary A. Lodien  
1839 Carter Lane

Springfield, OR 97477  
Grantee's Name and Address

After recording return to:  
Robert W. Wheeler  
Attorney at Law  
P.O. Box 5757  
Eugene, OR 97405-1722

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

Lester A. Lodien and  
Mary A. Lodien  
1839 Carter Lane  
Springfield, OR 97477



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert Wheeler the 23rd day of March A.D., 19 95 at 9:02 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 6729.

FEE \$30.00

By Bernetha G. Leitch County Clerk