

DEED

DORA LEE FERGUSON, hereinafter called the Grantor, conveys to DORA LEE FERGUSON, TRUSTEE OF THE DORA LEE FERGUSON REVOCABLE TRUST, hereinafter called the Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

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

The real property is situated in the county of Klamath, and state of Oregon, and is described as follows, to wit:

Lot 9, South one-half of West one-half of East one-half of Southeast quarter of the Northeast quarter of Section 10, Township 25 South, Range 8 East, Willamette Meridian.

SUBJECT TO:

1. A ten foot wide easement along entire North boundary and a fifteen foot wide easement along entire South boundary for mutual roadway and all other roadway purposes.
2. Restrictions and reservations of record.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has the 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.

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."

The foregoing language is included for the purpose of compliance with Oregon statutory requirements only and is not intended to affect the rights and obligations of the parties to this transaction.

MAIL TAX STATEMENTS TO:

No Change

AFTER RECORDING RETURN TO:

Daniel A. Ritter, P.C.  
530 Center Street NE, Suite 700  
Salem, OR 97301-3740

95 DEC 14 P338

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS Grantor's hand this 8<sup>th</sup> day of Dec, 1995.

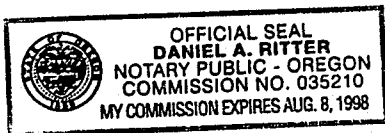
Dora Lee Ferguson  
Dora Lee Ferguson

STATE OF OREGON

County of Marion

) ss.  
)

On this 8 day of December, 1995, personally appeared before me the above named DORA LEE FERGUSON and acknowledged the foregoing instrument to be her voluntary act and deed.



Daniel A. Ritter  
Notary Public for Oregon  
My Commission Expires: Aug 8, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Daniel A. Ritter the 14 day  
of Dec. A.D., 19 95 at 3:38 o'clock P. M., and duly recorded in Vol. M95  
of Deeds on Page 34172

Bernetha G. Letsch, County Clerk

By Cathy Russell

FEE \$35.00