

BERNIECE L. CATE, Grantor, conveys and warrants to BERNIECE L. CATE, TRUSTEE OF THE BERNIECE L. CATE TRUST, Grantee, the following-described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 13 in Block 21 of Tract 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The property is free of encumbrances except easements, rights of way, restrictions and encumbrances of record and the lien of real property taxes and assessments not yet due and payable.

The liability and obligations of Grantor to Grantee and Grantee's successors 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 a standard policy of title insurance, including the standard or printed exceptions generally included therein. The limitations contained in this paragraph 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 obligations.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

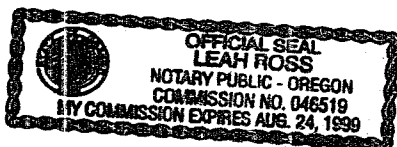
IN WITNESS WHEREOF, the Grantor has executed this instrument this 26 day of September, 1996.

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.

Berniece L. Cate
Berniece L. Cate

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 26TH day of September, 1996, by BERNIECE L. CATE.



Leah Ross
NOTARY PUBLIC FOR OREGON

Grantor's Name and Address
BERNIECE L. CATE
6322 Verda Vista Ct.
Klamath Falls, OR 97603

Grantee's Name and Address
BERNIECE L. CATE, TRUSTEE
6322 Verda Vista Ct.
Klamath Falls, OR 97603

After Recording Return To:
BERNIECE L. CATE, TRUSTEE
6322 Verda Vista Ct.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
BERNIECE L. CATE, TRUSTEE
6322 Verda Vista Ct.
Klamath Falls, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Berniece L. Cate, Trustee
on this 26th day of Sept. A.D. 19 96
at 1:30 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 30563
Bernetha G. Letsch County Clerk
By Ruth Ross Deputy.
Fee, \$30.00