

WARRANTY DEED

CAROL L. BILES, Grantor, conveys and warrants to CAROL L. BILES and RONALD G. BILES, Trustees of the CAROL L. BILES TRUST dated September 9, 1997, Grantee, the real property more particularly described on Exhibit "A" attached hereto and made a part hereof.

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 amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true consideration for this conveyance is other value given.

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.

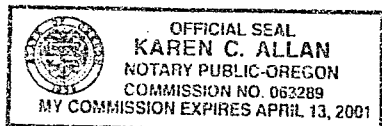
DATED this 9<sup>th</sup> day of September, 1997.

Carol L. Biles  
CAROL L. BILES

STATE OF OREGON            )  
                                  ) ss.  
County of Jackson        )

On this 9<sup>th</sup> day of September, 1997, personally appeared the above-named CAROL L. BILES and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Karen C. Allan  
Notary Public for Oregon

UNLESS A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:  
Carol L. Biles and Ronald G. Biles, Trustees  
3820 Denver Avenue  
Klamath Falls, OR 97603

AFTER RECORDING, RETURN TO:  
Karen C. Allan  
Foster, Purdy, Allan,  
Peterson & Dahlia LLP  
Post Office Box 1667  
Medford, OR 97501

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## EXHIBIT "A"

Beginning at a point which is 330 feet South of the Southwest corner of NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 E.W.M., being a point on the South line of roadway deeded to Lorenz Co. by William Meyer et al, by deed recorded in Volume 84 at page 482, Deed Records of Klamath County, Oregon; thence East along said line of roadway 179.16 feet to the true point of beginning; thence continuing East along said line 100 feet; thence South 203 feet, more or less to the center line of the U.S.R.S. Drain Ditch; thence Northwesterly along the center line of said ditch 120 feet, more or less, to the Southeast corner of Deed recorded July 17, 1947, in Volume 209 at page 7, Deed Records of Klamath County, Oregon; thence North 165 feet, more or less, to the point of beginning, located in the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 E.W.M.; and subject to Right of Way for Drain Ditch.

SUBJECT TO all encumbrances, covenants, restrictions, reservations, easements, conditions, and rights appearing of record.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Foster, Purdy, Allan the 12th day  
of Sept A.D., 19 97 at 1:51 o'clock P M., and duly recorded in Vol. M97,  
of Deeds on Page 29995.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross