

After recording return to:

Edward L. Dyer, Trustee and
Mary Jane Dyer, Trustee
5777 Wildrose Drive
Grizzly Flats, CA 95636

**Until a change is requested,
send tax statements to:**

Edward L. Dyer, Trustee and
Mary Jane Dyer, Trustee
5777 Wildrose Drive
Grizzly Flats, CA 95636

Warranty Deed

EDWARD LEE DYER and MARY JANE DYER, husband and wife, "Grantors," hereby convey and warrant, all right, title and interest to EDWARD L. DYER and MARY J. DYER, as Trustees of the DYER LIVING TRUST dated May 31, 1997, or to such Successor Trustee(s) of such trust created under such instrument as may hereafter be appointed, "Grantees," the following real property situated in Klamath County, Oregon, free of encumbrances except for matters of public record:

Lot 29, Block 48, Tract 1184, OREGON SHORES - UNIT #2, FIRST
ADDITION, in the County of Klamath, State of Oregon.

Tax Account No(s): R239968

Grantors hereby agree that all their interest in the above described real property shall be characterized as tenancy in common interests rather than joint tenancy interests.

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantor's interest in the above described property.

The true and actual consideration paid for this conveyance is the mutual covenants contained in the Living Trust described above and the conveyance described herein which are for

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the purposes of estate planning and consist of value wholly other than cash.

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.

WITNESS the hand of said Grantors on this day of Feb 4, 1998.

GRANTORS:

Edward L Dyer
EDWARD L. DYER

Mary J. Dyer
MARY J. DYER

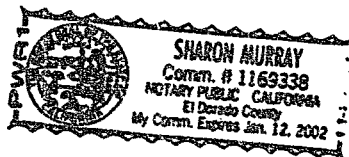
STATE OF CALIFORNIA)

COUNTY OF El Dorado)

SS.

This instrument was acknowledged before me on Feb 4, 1998, by EDWARD L. DYER and MARY J. DYER.

Sharon Murray
Notary Public
My commission expires 12/2002



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Edward L. Dyer
of March A.D., 19 98 at 2:00 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 7032

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa