

AFTER RECORDING RETURN TO:

Kevin F. Kerstiens
Schwabe, Williamson & Wyatt
Suites 1600-1800
1211 S.W. Fifth Avenue
Portland, Oregon 97204-3795

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO:

George V. Dugan, Trustee
Marjorie H. Dugan, Trustee
1990 Calhoun Street
Klamath Falls, Oregon 97601

STATUTORY WARRANTY DEED

GEORGE V. DUGAN and MARJORIE H. DUGAN, husband and wife, Grantor, conveys and warrants to GEORGE V. DUGAN, Trustee under trust agreement dated September 16, 1997, wherein GEORGE V. DUGAN is Trustor, and to MARJORIE H. DUGAN, Trustee under trust agreement dated September 16, 1997, wherein MARJORIE H. DUGAN is Trustor, Grantee, each as to an undivided 50% interest as tenants in common in and to the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A attached

This conveyance is made by Grantor and accepted by Grantee subject to the exceptions of record in Klamath County, Oregon, to the extent valid and subsisting and affecting the property conveyed.

The true consideration for this conveyance consists of or includes other property or other value given or promised.

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.

Executed this 8 day of March, 1998.

GRANTOR:

George V. Dugan
George V. Dugan

Marjorie H. Dugan
Marjorie H. Dugan

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me this _____
day of _____, 1998, by GEORGE V. DUGAN.

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me this _____
day of _____, 1998, by MARJORIE H. DUGAN.

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

EXHIBIT A

Parcel 1:

Lots 2, 3, and 4, Block 3, HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon.

Parcel 2:

Lots 1, 2 and 3, Block 4, HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon.

Parcel 3:

Lots 14c, 14d, 15c, 15d, 16c, 16d, 17c, 17d and 18d, all in Block 5 of RAILROAD ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 4:

Lots 19A, 19B, and 19C, Block 5, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon.

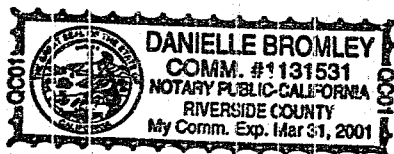
Parcel 5:

The South 90 feet of Lots 19A, 19B, and 19C, Block 5, of RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of RiversideOn March 09, 1998 before me, Danielle Bromley, Notary Publicpersonally appeared George V. Dugan and Marjorie H. Dugan

☐ personally known to me - **OR** - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Schwabe, Williamson & Wyatt the 19th day
of March A.D., 19 98 at 3:51 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 8845.

FEE \$45.00

By Bernetha G. Letsch, County Clerk
[Signature]