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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LESTER WOODFILL and VIRGINIA WOODFILL, HUSBAND AND WIFE, hereinafter called "Grantors," hereby convey and warrant, to LESTER WOODFILL, as trustee of the LESTER WOODFILL REVOCABLE LIVING TRUST, Trust under agreement dated January 12, 1999, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereinafter be appointed, "Grantees," the following real property, free of encumbrance except for matters of public record:

Lot 16, Block 17, TRACT NO. 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, State of Oregon.

SUBJECT TO: Any property taxes which are now due and any property which are now a lien but are not yet payable; Statutory powers, including the power of assessment, of South Suburban Sanitary District; City water use charges, if any, due to the City of Klamath Falls; Statutory powers, including the power of assessment, of Sunset Lighting District; 30-ft. Drainage and utility easement over Northwest lot line as shown on dedicated plat; Terms and provisions as contained in the plat dedication; Statutory powers, including the power of assessment, of Enterprise Irrigation District; Covenants, conditions, and restriction, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded in Vol. M78 at page 1523; Easements and rights of way of record and those apparent on the land, if any.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS 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 GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTORS TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that "grantors" are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

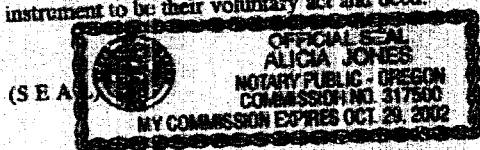
In Witness Whereof, the undersigned "grantors," have executed this instrument this 12 day of January, 1999.

Lester Woodfill
LESTER WOODFILL

Lester Woodfill
VIRGINIA ADELE WOODFILL by: Lester Woodfill
Per Power of Attorney dated June 24, 1997
A copy of which is attached as Exhibit "A"

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named LESTER WOODFILL and VIRGINIA ADELE WOODFILL and acknowledge the foregoing instrument to be their voluntary act and deed.



Before me: Alicia Jones
Notary Public for Oregon

LESTER WOODFILL and VIRGINIA ADELE WOODFILL

STATE OF OREGON, County of Klamath)ss.

Grantors

LESTER WOODFILL, Trustee
2121 Vine Ave.
Klamath Falls, OR 97601

Grantee

After recording return to:
Grantee

I certify that the within instrument received for record on the ___ day of _____, 19___, at ___ o'clock ___ M., and recorded in book/reel/volume No. ___ on page ___ or as fee/file/instrument/microfilm/reception No. ___, Recorded of Deeds of said county.

Witness my hand and seal of County affixed.

Name _____ Title _____ Deputy _____
By _____

Until a change is requested, all tax statements shall be sent to the following address: Same as Grantee

ck 50