

19 JAN 27 AM 1:46

Warranty Deed

Ronald A. Rogers and B. Gail Rogers, husband and wife, Grantor, conveys and warrants to RONALD A. ROGERS and B. GAIL ROGERS, Trustees, or their successors in trust, under the ROGERS LIVING TRUST, dated January 20, 1999, and any amendments thereto, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

The N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 5, Township 25 South, Range 3 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. R158607

SUBJECT TO: Encumbrances, easements, reservations and restrictions of record.

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 USE AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICE AS DEFINED IN ORS 30.30.

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 extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantor at the time Grantor acquired property. The limitations contained herein 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 obligation.

The true consideration for this conveyance is transfer into a revocable living trust.

Dated January 20, 1999

Ronald A. Rogers

B. Gail Rogers

STATE OF OREGON, (County of Lane) ss.

Personally appeared the above-named Ronald A. Rogers and B. Gail Rogers and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon

After recording return to:
Robert W. Wheeler
Attorney at Law
P.O. Box 1757
Eugene, OR 97405-1721

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

Ronald A. Rogers and B. Gail Rogers
3023 Highland Street
Springfield, OR 97108

STATE OF OREGON - COUNTY OF KLAMATH ss.

Filed for record at request of _____ of _____ January _____, 1999 at _____ o'clock _____ M., and duly recorded in Vol. _____ Page _____ of _____ Deeds.

FEE

\$30.00

ty

Linda Smith, County Clerk

