

DEED

Tax Id Number:

Address of Grantee: 1667 Cedar Hollow Way
Reston, VA 20194

THIS DEED OF GIFT, made this **December 15, 1998**, by and between **DAVID W. SAUNDERS** and **JUDY W. SAUNDERS**, Grantors; and **DAVID W. SAUNDERS AND DEBORAH L. SAUNDERS**, TRUSTEES UNDER THE SAUNDERS FAMILY TRUST DATED DECEMBER 15, 1998, either of whom may act independently, Grantees.

WITNESSETH

That for estate planning purposes and for no monetary consideration, Grantors do give, grant and convey, with General Warranty of Title, unto Grantees, and their successors-in-trust, all that certain property, together with improvements thereon, situate, lying and being in the County of Klamath, Oregon more fully described as follows:

Lot 35, Block 16, of the subdivision known as OREGON SHORES SUBDIVISION-TRACT #1053,, as the same appears duly dedicated, platted and recorded in Deed Book Volume 20 at Pages 21 and 22 of MAPS in the office of the County recorder of said County.

And being the same property conveyed to Grantors by Deed dated December 23, 1977, and recorded in Volume M 78 at Page 4014 among the Land Records of the aforesaid County.

TO HAVE AND TO HOLD said property as **TRUSTEES UNDER THE SAUNDERS FAMILY TRUST DATED DECEMBER 15, 1998**, as the same may be amended from time to time.

TO FURTHER HAVE AND TO HOLD the property with full power, right and authority hereby granted unto Grantees and their successors-in-trust, to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as Grantees may in the discretion of Grantees deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as Grantees shall deem desirable, together with the right to grant licenses and easements for utility or other purposes across, over and under said property, and Grantees are hereby empowered to execute, acknowledge and deliver such deed, deeds of trust, leases and other instruments necessary to carry out the foregoing powers and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of

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RETURN TO:
THE LAW OFFICES OF Michael M. Collins
7601 Lehighville Road, Suite 101
McLean, VA 22102

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trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Every deed, deed of trust, lease or other instrument executed by Grantees, or their successors-in-trust, on behalf of the Trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title, or interest thereunder that: (i) at the time of the delivery of such instrument the Trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the Trust agreement establishing such Trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said Trust; and (iii) if such instrument is executed by successor(s)-in-trust to Grantees that such successor(s)-in-trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of Grantees provided such successor(s)-in-trust certify in said instrument that such successor(s)-in-trust have been properly appointed.

This conveyance is made expressly subject to the conditions, restrictions, rights of way, and easements and other instruments of record, if any, legally affecting the aforementioned described property.

Grantors covenant that Grantors have the right to convey the aforesaid property unto Grantees; that Grantees shall have quiet possession thereof; that Grantors have done no act to encumber said property and that Grantors will execute such further assurances of the property as may be requisite.

WITNESS the following signatures.

David W. Saunders
David W. Saunders

Ineen Wilson
Witness
Susan Hays
Witness

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit : ss:
The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this December 15, 1998,
by David W. Saunders.
[Signature]
Notary Public Van. & G. Kepton
My commission expires: 6/30/2002

WITNESS the following Signatures:

Judy W. Saunders
Judy W. Saunders

[Signature]
Witness
[Signature]
Witness

STATE OF ALABAMA
COUNTY OF BADWYN to-wit : ss:
The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this _____
by Judy W. Saunders.
Virginia Johnson
Notary Public
My commission expires: 10/8/2001



STATE OF OREGON, COUNTY OF KLAMATH: ss.
Filed for record at request of Michael T. Collins
of February A.D. 1999 at 9:40 o'clock A. M., and duly recorded in Vol. M99
of Deeds on Page 5568
FEE \$40.00
Linda Smith, County Clerk
by Kathleen Ross