

Warranty Deed

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KNOW ALL MEN BY THESE PRESENTS, That Gail E. Keith and Loretta N. Keith, Grantors, hereinafter called the grantor, for the consideration hereinafter stated, to the grantor paid by

Gail E. Keith, Trustee
Of the Keith Family Trust of 1999
Under Trust Dated: June 29, 1999
F/B/O The Keith Family

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances there-unto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE THE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION WHICH BY REFERENCE IS MADE A PART HEREOF.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successor and assigns, that grantor is lawfully seized in fee simple of the above granted premises, from all encumbrances Except those listed in the property description

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true consideration for this conveyance, stated in terms of dollars, is \$ 0- (estate planning purposes).

In Witness Whereof, the grantor has executed this instrument this June 29, 1999.

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.

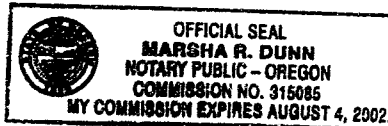
Gail E. Keith
Gail E. Keith

Loretta N. Keith
Loretta N. Keith

STATE OF OREGON, County of Marion) ss.

This instrument was acknowledged before me on June 29, 1999 by Gail E. Keith.

Before Me: Marsha R. Dunn
Notary Public for the State of Oregon



GRANTOR:

Gail E. Keith
3523 Jefferson Marion Rd. SE
Jefferson, OR 97352-9274

GRANTEE:

Gail E. Keith, Trustee
3523 Jefferson Marion Rd. SE
Jefferson, OR 97352-9274

After Recording, Return to and
Send Tax Statements to:

Gail E. Keith
3523 Jefferson Marion Rd. SE
Jefferson, OR 97352-9274

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the _____ day of _____, 1999, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____, Record of Deeds of said county.

Witness my hand and seal of the County affixed.

Recording Officer

By _____
Deputy

EXHIBIT "A"

PARCEL 1:

Lot #1: W 1/2 W 1/2 N 1/2 NW 1/4 NW 1/4 Section 9,
TWP25S R8E W.M.
Five acres M or L.

Subject to reservations and restrictions on record.

PARCEL 2:

Lot 2. E 1/2 N 1/2 N 1/2 NE 1/4 NE 1/4
Section 8 TWP 25 S R8E W. M.
5 acres m or l.

EXCEPTIONS

- 1) Easements for sewer and public utilities as set forth on the recorded plat of Lockshire Mobile Estates.
- 2) Covenants, easements and restrictions, imposed by instrument recorded April 12, 1965 in Book 254, page 10 Deed Records.
- 3) An easement created by instrument recorded February 16, 1962 in Book 222, page 428, Deed Records, in favor of the City of Oceanside, a municipal corporation for sewer.
- 4) An easement created by instrument recorded February 16, 1962, in Book 222, page 428, Deed Records in favor of the City of Oceanside, for sewer.
- 5) An easement created by instrument recorded May 23, 1962, in Book 225, page 191, Deed Records, in favor of the City of Oceanside, for sewer.
Said easement was amended by instrument dated July 12, 1962, recorded July 24, 1962 in Book 227, page 121, Deed Records.
- 6) An easement created by instrument, recorded October 9, 1962, in Book 229, page 167, Deed Records, in favor of Pacific Power and Light Company, for Electric transmission and distribution lines.
- 7) An easement created by instrument recorded October 9, 1962 in Book 229 page 170 Deed Records in favor of Pacific Power and Light Company for electric transmission and distribution lines.
- 8) An easement created by instrument recorded October 7, 1969, in Book 15, page 39, Microfilm Records in favor of Pacific Power and Light Company, for electric transmission and distribution lines.
- 9) Covenants, easements and restrictions, imposed by instrument recorded June 4, 1981 in Book 124, page 1399, Microfilm Records of Lincoln County, Oregon. -----

State of Oregon, County of Klamath
Recorded 7/02/99, at 11:52 a. m.
In Vol. M99 Page 26551
Linda Smith,
County Clerk Fee \$ 40 - RR