

## WARRANTY DEED

Grantor DARRELL D. DeBOARD and PENNIE K. DeBOARD, husband and wife, conveys and warrants to Grantee Darrell D. DeBoard, Trustee of the DARRELL D. DeBOARD TRUST, U/T/A dated September 23, 1999, an undivided one-half interest; and Pennie K. DeBoard, Trustee of the PENNIE K. DeBOARD TRUST, U/T/A dated September 23, 1999, an undivided one-half interest; as tenants in common, in and to the hereinafter described real property, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon.

Consideration: The true and actual consideration for this transfer is \$None, this transfer being for the purpose of estate planning.

Tax Statements: Until a change is requested, all tax statements shall be sent to the following address: Darrell D. DeBoard and Pennie K. DeBoard, Trustees, 22141 Boones Ferry Rd NE, Aurora, OR 97002.

Person authorized to receive the instrument after recording: Robert L. Engle, 610 Glatt Circle, Woodburn, OR 97071.

The Darrell D. DeBoard Trust and the Pennie K. DeBoard Trust are Revocable Living Trusts established under the laws of the state of Oregon, each by an agreement dated September 23, 1999.

## [LEGAL DESCRIPTION]

The Southeasterly 19 feet of Lot 2, and the Northwesterly 51 feet of Lot 3, Block 10, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Situs: 200 Dahlia Street, Klamath Falls, OR 97601.

The property is free from encumbrances Save and Except encumbrances of record.

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 amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.

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ENGLE & SCHMIDTMAN  
ATTORNEYS AT LAW  
NORTHWOOD OFFICE PARK - 610 GLATT CIRCLE  
WOODBURN, OREGON 97071 • TELEPHONE (503) 981-0155

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

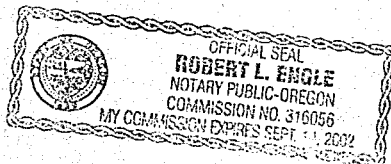
DATED this 23rd day of September, 1999.

Darrell D. DeBoard  
Darrell D. DeBoard

Pennie K. DeBoard  
Pennie K. DeBoard

STATE OF OREGON       )  
                                  ) ss.  
County of Marion       )

The foregoing instrument was acknowledged before me this 23rd day of September, 1999, by DARRELL D. DeBOARD and PENNIE K. DeBOARD.



Notary Public for Oregon  
My Commission Expires:

State of Oregon, County of Klamath  
Recorded 10/25/99, at 10:30 a.m.  
In Vol. M99 Page 42392  
Linda Smith,  
County Clerk        Fee \$ 35<sup>00</sup>