

WARRANTY DEED

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CLEONE C. BAIN, Grantor, conveys and warrants to CLEONE C. BAIN, trustee or her successors in trust, under the CLEONE BAIN LIVING TRUST, dated March 14, 2001, and any amendments thereto, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lots 5 and 6, Block 18, Third Addition, River Pine Estates, Klamath County, State of Oregon, according to the official plat thereof with the County Clerk of Klamath County and subject to the building and use restrictions appurtenant thereto and on file in volume M-73, Page 6940, Deed Records.

Subject to: Roads, highways, easements, covenants and restrictions of record, and rights of the public therein.

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.

The true consideration for this conveyance is: \$-0-. (Here comply with the requirements of ORS 93.030)

Other valuable consideration.

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 DEPARTMENTS TO VERIFY APPROVED USES; AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this March 14, 2001.

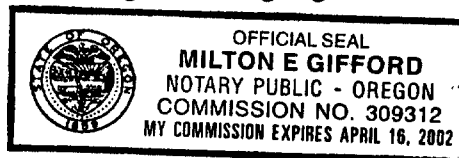
Cleone C. Bain
CLEONE C. BAIN

STATE OF OREGON, County of Lane) ss.

Personally appeared the above named CLEONE C. BAIN and acknowledged the foregoing instrument to be her voluntary act and deed this March 14, 2001.

Before me:

Milton E. Gifford
Notary Public for Oregon



(Official Seal)

WARRANTY DEED

CLEONE C. BAIN, trustee

Deed Delivered to, (Grantee's Address, Zip)

After recording return to:

Milton E. Gifford, P.C.

1807 E. Main Street

Creswell, OR 97426

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

CLEONE C. BAIN, trustee

35491 Hendricks Road

Creswell, OR 97426

State of Oregon, County of Klamath

Recorded 03/29/01, at 8:29 a m.

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Linda Smith,

County Clerk Fee \$ 21.00

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Rt: Milton Gifford