

AFTER RECORDING RETURN TO:

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Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 06/06/2002 4:07 p.m.
Vol M02. Pg 33539-40
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

SEND TAX STATEMENTS TO

Walter S. Dietrich
1617 Carlson Drive
Klamath Falls, OR 97603

WARRANTY DEED

WALTER S. DIETRICH, Grantor, conveys and warrants to WALTER S. DIETRICH, Trustee of the Walter S. Dietrich Revocable Living Trust, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

All the real property, easement and all assets described on that deed from George F. Crain and Lucille Crain, husband and wife, to Walter S. Dietrich and Jane A. Dietrich, husband and wife, of September 16, 1959 and recorded in Vol 316, page 14 of the Deeds records of Klamath County, Oregon. *See attached Exhibit A*

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 uses.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

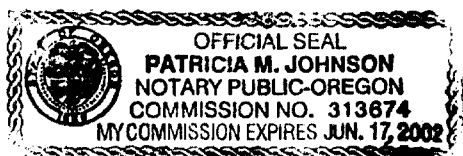
The true consideration for this conveyance is \$0.00.

Dated this 5 day of June, 2002.

Walter Dietrich
WALTER S. DIETRICH

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 5 day of June, 2002, by WALTER S. DIETRICH.



Patricia M. Johnson
Notary Public for Oregon
My Commission Expires: 6-17-2002

GRANTORS' NAME AND ADDRESS:

Walter S. Dietrich
1617 Carlson Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Walter S. Dietrich, Trustee of
Walter S. Dietrich Revocable Living Trust
1617 Carlson Drive
Klamath Falls, OR 97603

Exhibit A

Lot 59 in Moyina, according to the official plat thereof on file in Klamath County, Oregon;

and together with the non-exclusive, perpetual easement in and to a certain well located and situate upon the following described real estate, to-wit:

A parcel of land in SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 36, Twp. 38 S. R. 9 E. W.M., more particularly described as follows: Beginning at a point in SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 36, which bears N. 31° 33' E. a distance of 1260.6 feet, more or less, from the South one-quarter corner of said Sec. 36; thence N. 69° 30' E. 108.0 feet; thence S. 14° 06' E. 72.0 feet; thence S. 75° 36' W. 106.0 feet; thence N. 17° 47' W. 61.23 feet, more or less, to point of beginning, and in and to the works, reservoir and pump thereof, and in and to the mains connecting said well to the above described property, for the purpose of conducting water thereto for domestic purposes.

All subject to the conditions, reservations and restrictions contained in the dedication of Moyina and subject to the rules, regulations and assessments of South Suburban Sanitary District; and to taxes for the current fiscal year.