

Grantor's Name and Address:

Ralph David Rawie, Jr., and Pamela L. Rawie
33710 SE Terra Lane
Corvallis, OR 97333

Grantee's Name and Address:

Ralph David Rawie, Jr., and Pamela Lee Rawie, Trustees
33710 SE Terra Lane
Corvallis, OR 97333

After recording, return to (Name, Address, Zip):

rt: Alan S. Lanker, Attorney at Law
810 SW Madison Avenue
Corvallis, OR 97333

Send all tax statements to (Name, Address, Zip):

Ralph David Rawie, Jr., and Pamela Lee Rawie, Trustees
33710 SE Terra Lane
Corvallis, OR 97333

State of Oregon, County of Klamath
Recorded 10/07/2002 8:41 a. m.
Vol M02, Pg 57093-95
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RALPH DAVID RAWIE and PAMELA L. RAWIE, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RALPH DAVID RAWIE, JR., and PAMELA LEE RAWIE, Trustees under the Ralph David Rawie, Jr., and Pamela Lee Rawie Living Trust dated September 30, 2002, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

Lot 2, Block 3, Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed in recorded deed on March 10, 1966, in Volume M66, Page 1951, Deed Records of Klamath County, Oregon.

SUBJECT TO EXCEPTIONS ON ATTACHED EXHIBIT "A"

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 extent of coverage that would be available to grantor under a standard policy of title insurance containing exceptions for matters of public record extended. It is the intention of the grantor to preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): those of record, and that grantor will warrant and forever defend the 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 and actual consideration paid for this transfer, stated in terms of dollars is \$ -0-.^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.^① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030).

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 3rd day of October, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

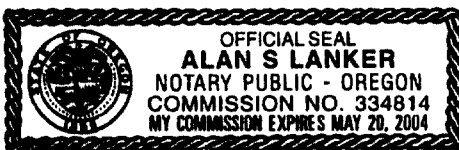
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Ralph David Rawie
Ralph David Rawie

Pamela L. Rawie
Pamela L. Rawie

STATE OF OREGON)
) ss.
County of Benton)

This instrument was acknowledged before me on this 3rd day of October, 2002, by RALPH DAVID RAWIE, and PAMELA L. RAWIE.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-20-04

EXHIBIT "A"

1. a. *Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.*
b. *Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.*
2. a. *Easements, liens, encumbrances, interests or claims thereof which are not shown by the public records.*
b. *Any facts, right, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.*
3. *Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.*
4. a. *Unpatented mining claims.*
b. *Reservations or exceptions in patents or in Acts authorizing the issuance thereof.*
c. *Water rights, claims or title to water:*
whether or not the matters excepted under (a), (b), or (c) are shown by public records
5. *Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*

SPECIAL EXCEPTIONS

6. Reservations and restrictions as contained in plat dedication, to wit:

"1) A 25.00 foot building setback line along the front of all lots, and a 20.00 foot building setback line along all street side lines. 2) 16.00 foot utility easements centered on all back and side lines.

7. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded August 16, 1972 in Volume M72, page 9167, Microfilm Records of Klamath County, Oregon.

8. Subject to an 8 foot utility easement over the Westerly and South lot lines as shown on dedicated plat.

9. An easement created by instrument, subject to the terms and provisions thereof,
Dated: September 3, 1985
Recorded: August 9, 1986
Volume: M86, page 14021, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
For: Electrical Right of Way

NOTE A: Taxes for the fiscal year 1995-1996, paid.

Account No: 2407-018D0-01000

Amount: \$464.67

Key No: 147371

Code No: 205