

After recording, return to:

Douglas Fredricks, Attorney
P.O. Box 480

McMinnville, OR 97128

Send Tax Statements to:

Gordon N. Zimmerman Trustee

Gordon N. Zimmerman Revocable Living Trust

850 Steiner Street

San Francisco, CA 94117 1618

State of Oregon, County of Klamath

Recorded 02/13/2003 10:47a m.

Vol M03 Pg 08820

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

Gordon Zimmerman, "Grantor", hereby conveys and warrants to Gordon N. Zimmerman Trustee of the Gordon N. Zimmerman Revocable Living Trust dated Feb. 10, 2003, including any amendments thereto, or to such Successor Trustee(s) of such trusts created under such instruments as may hereafter be appointed, as "Grantee", the following real property, free of encumbrances except for matters of public record:

Lots 5 and 6 in Block 23 of North Klamath Falls Addition, Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S SUCCESSORS 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. 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.

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 the sum of \$-0-. This conveyance is for estate planning purposes.

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.

DATED this 10 day of Feb, 2003.

Gordon Zimmerman
Gordon Zimmerman

STATE OF OREGON, COUNTY OF YAMHILL)

February 10, 2003.

Personally appeared the above named GORDON ZIMMERMAN, and signed the within instrument as his voluntary act and deed.

Before me:



OFFICIAL SEAL
DIANN CONSER
NOTARY PUBLIC - OREGON
COMMISSION NO. 343724
MY COMMISSION EXPIRES MAY 19, 2005

Notary Public for Oregon

My Commission Expires: 5-19-2005

f:\law\trusts\Zimmerman.KFalls.deed



OFFICIAL SEAL
DIANN CONSER
NOTARY PUBLIC - OREGON
COMMISSION NO. 343724
MY COMMISSION EXPIRES MAY 19, 2005