

AFTER RECORDING RETURN TO: ^{PK} Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO Helen Mick
4032 Kelley Drive
Klamath Falls, OR 97601

Vol M03 Page **15653**

State of Oregon, County of Klamath
Recorded 03/17/2003 8:21 Am.
Vol M03 Pg 15653
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

WARRANTY DEED

Helen U. Mick aka Helen F. Mick, "Grantor," hereby conveys and warrants, to Gerald Richard Mick, aka Gary Mick, as Trustee of the Helen F. Mick Revocable Living Trust under agreement dated December 18, 2002, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, as "Grantee," the following real property, free of encumbrances except for matters of public record:

Lot 2 in Block 3 of Kelene Gardens, Klamath County, Oregon.

Subject to reservations, restrictions, rights-of-way, easements of record and those apparent on the land; Regulations, including levies, liens, assessments, rights-of-way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Kelene Gardens; Easements and rights-of-way of record and those apparent on the land, if any.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' 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 GRANTORS 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 GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0.

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 11th day of March, 2003.

Helen U. Mick AKA Helen F. Mick
HELEN U. MICK aka HELEN F. MICK

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 11th day of March, 2003 by Helen U. Mick.



Marcie M. Lyman
NOTARY PUBLIC FOR OREGON
My Commission Expires: Jan 3, 2004