

Grantor's Name and Address  
 RICHARD W. SEXTON  
 GENEVA H. SEXTON  
 750 Fernwood Drive  
 Medford, Oregon 97504

State of Oregon, County of Klamath  
 Recorded 03/09/2004 10:29 AM  
 Vol M04 Pg 13488-89  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

Grantee's Name and Address  
 RICHARD W. SEXTON AND  
 GEN H. SEXTON, TRUSTEES  
 SEXTON FAMILY TRUST  
 DATED FEBRUARY 27, 2004  
 750 Fernwood Drive  
 Medford, Oregon 97504

After recording, return to:

JAMES H. SMITH, ATTORNEY AT LAW  
 711 BENNETT AVENUE  
 MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

RICHARD W. SEXTON  
 GEN H. SEXTON  
 750 Fernwood Drive  
 Medford, Oregon 97504

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RICHARD W. SEXTON AND GENEVA H. SEXTON, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RICHARD W. SEXTON AND GEN H. SEXTON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SEXTON FAMILY TRUST DATED FEBRUARY 27, 2004, AND ANY AMENDMENTS THERETO hereinafter called grantee, do hereby grant, bargain, sell and convey unto 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:

### SEE 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 any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation 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.

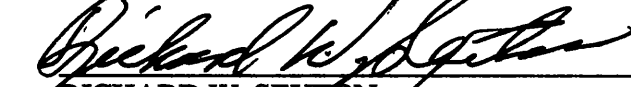
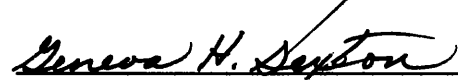
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof 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 \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 this 27th day of February, 2004 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.

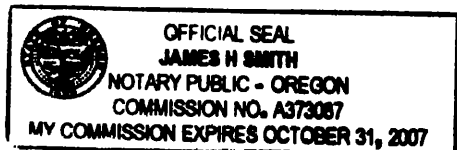
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.020.

  
 RICHARD W. SEXTON  
  
 GENEVA H. SEXTON

State of Oregon )  
 : ss.  
 County of Jackson )

Before me this 27th day of February, 2004, personally appeared RICHARD W. SEXTON and GENEVA H. SEXTON, and acknowledged the foregoing instrument to be their voluntary act and deed.

  
 Notary Public of Oregon  
 My Commission expires: 10/31/2007



26✓

## EXHIBIT "A"

Lots 21, 27, 29 in Block 5; all in Nob Hill, a resubdivision of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Said resubdivision being Tract 1145. *hmy*