

04 JUN 30 PM 12:27



After recording return to:
Larry Graves and Sharon Graves,
trustees
P.O. Box 503
Montague, CA 96064

Until a change is requested all tax statements
shall be sent to the following address:
Larry Graves and Sharon Graves,
trustees
P.O. Box 503
Montague, CA 96064
File No.: 7021-408424 (SJ)
Date: June 29, 2004

Vol M04 Page 42712

State of Oregon, County of Klamath
Recorded 06/30/2004 12:27p m
Vol M04 Pg 42712-14
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Salley Abney and Robin Gaye Abney, Trustees of the Sally Abney Trust dated 6/27/03,
Grantor, conveys and warrants to **Larry Graves and Sharon Graves, trustees of the Graves**
Revocable Trust, Grantee, the following described real property free of liens and encumbrances, except
as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$15,000.00.** (Here comply with requirements of ORS 93.030)

Dated this 29 day of June, 20 04.

731.7

APN: R122370

Statutory Warranty Deed
- continuedFile No.: 7021-408424 (SJ)
Date: 06/29/2004

Sally Abney and Robin Gaye Abney,
Trustees of the Sally Abney Trust dated
6/27/03

Sally Abney Trustee
Sally Abney, Trustee
Robin Gaye Abney Trustee
Robin Gaye Abney, Trustee

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 26 day of June, 2004
by Sally Abney and Robin Gaye Abney as Trustees of Sally Abney and Robin Gaye Abney, Trustees of the
Sally Abney Trust dated 6/27/03, on behalf of the Trust.

Susan Marie Campbell

Notary Public for Oregon
My commission expires: 3-27-06

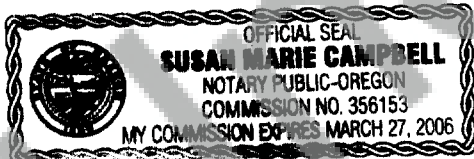


EXHIBIT A**LEGAL DESCRIPTION:**

That portion of Lot 9, Lost River Court Addition to the Town of Merrill, Oregon, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows: Beginning at a point 1493.5 feet West and 585.1 feet South of the corner common to Sections 1, 2, 11 and 12 of Township 41 South, Range 10 East of the Willamette Meridian, extending thence Westerly 124.7 feet to the true point of beginning; thence North 28 feet; thence West parallel to the South line of said Lot 9 to a point on the West line of said Lot 9; thence Southerly along the West line of said Lot 9 to the Southwest corner thereof; thence East along the South line of said Lot 9 to the true point of beginning.

Parcel 2: That portion of the Northwest quarter of the Northeast quarter of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point 1493.5 feet West 585.1 feet South of the corner of Sections 1, 2, 11 and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, extending thence Westerly 208.7 feet; thence South to Lost River; then down Lost River to a point due South of the point of beginning; thence North 208.7 feet to the point of beginning.

Excepting therefrom the following described parcel of land heretofore conveyed to Frank A. Collins, single, by deed dated April 26, 1961, recorded April 28, 1961, in Deed Volume 329 at page 179; beginning at a point 1493.5 feet West 585.1 feet South of the corner of Sections 1, 2, 11, and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, extending thence Westerly 124.7 feet; thence Southerly 11 feet; thence Easterly 124.7 feet; thence Northerly to the point of beginning.