

'04 AUG 16 AM 10:17

State of Oregon, County of Klamath
Recorded 08/16/04 10:17 a m
Vol M04 Pg 53574-75
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:
DORIS RIBBLE
47690 Highway 97 North
Chiloquin, OR 97624

After recording, this Deed shall be delivered to:
TODD WINEGAR
Hurley Lynch & Re, P.C.
747 SW Mill View Way
Bend, OR 97702

DORIS RIBBLE, Grantor, hereby conveys and warrants to **DORIS RIBBLE**, as Trustee of the Doris Ribble Trust under Agreement dated July 21, 2004, or to such Successor Trustee of such trust created under such instrument as may hereafter be appointed, Grantee, the following described real property, free of encumbrances except for matters of public record:

All those portions of Government Lots 1 and 2 in Section 4, Township 34 South, Range 7 E.W.M., as established by Bureau of Land Management Dependent Resurvey in 1959, lying Easterly of the thread of the stream of Spring Creek, all being in Klamath County, Oregon.

Also, Beginning at the Northwest corner of Section 3, Township 34 South, Range 7 East, W.M., as established by the Bureau of Land Management in a Dependent Resurvey in 1959, said corner being a 2-1/2 inch iron post with a brass cap; thence South 89°53' East 452.10 feet to a point on the North line of Section 3; thence South 13.20 feet to an unrecorded monumentation, being an axle firmly set in a mound of stones; thence South 0°25'45" West, 2654.26 feet to an unrecorded monumentation; thence South 87°09'38" West, 145.34 feet to a record corner established in CS #2459, filed July 1977; thence North 5°16'36" West, 2685.80 feet to the point of beginning.

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 OBLIGATION UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this transfer is \$ -0- .

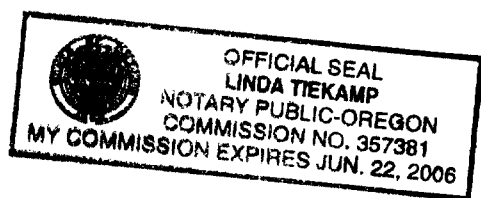
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

DATED Aug 9, 2004.

Doris L. Ribble
DORIS RIBBLE

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 9th day of August, 2004, by DORIS RIBBLE.



Linda Tiekamp
Notary Public for Oregon