

Grantor: Olen H. Nations and Mary S. Nations
Grantee: Olen H. Nations and Mary S. Nations, Trustees

State of Oregon, County of Klamath
Recorded 09/30/04 9:25 a m
Vol M04 Pg 65669-20
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After Recording Return to:
Steven M. Zipper
Black Helterline LLP
805 S.W. Broadway, Suite 1900
Portland, OR 97205

Until Further Notice, Send Tax Statements to:
No change

WARRANTY DEED

OLEN H. NATIONS and MARY S. NATIONS, husband and wife, Grantors, convey and warrant to Olen H. Nations and Mary S. Nations, Trustees of the OLEN H. NATIONS REVOCABLE TRUST u/a/d September 22, 2004, Grantee, as to an undivided 50% interest, and Olen H. Nations and Mary S. Nations, Trustees of the MARY S. NATIONS REVOCABLE TRUST u/a/d September 22, 2004, Grantee, as to an undivided 50% interest, as tenants in common, the real property commonly known as 834 Market Street in the City of Klamath Falls, County of Klamath and State of Oregon, free of encumbrances except as specifically set forth herein and legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Such property is free from all encumbrances EXCEPT: conditions, covenants, restrictions and easements of record, if any.

The liability and obligations of Grantors to Grantees and Grantees' successors and assigns under the warranties contained in this instrument or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation, or defense of claim, is available to Grantors under any such title insurance policy.

The true and actual consideration paid for this conveyance is: OTHER VALUE GIVEN.

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.

EXECUTED this 22nd day of September, 2004.

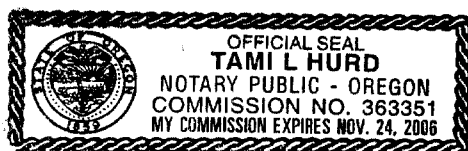
GRANTORS:

Olen H. Nations
Olen H. Nations

Mary S. Nations
Mary S. Nations

STATE OF OREGON/ County of Josephine) ss.

This instrument was acknowledged before me, a notary public in and for said County and State, this 22nd day of September, 2004, by the within named Olen H. Nations and Mary S. Nations as their free and voluntary act and deed.



Tami L. Hurd exp 11/24/06
NOTARY PUBLIC FOR OREGON

65670

EXHIBIT "A"

Lot 12 in Block 17 of SECOND RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.