

Send tax statements to:

James E. Roper and Karen K. Roper
Trustees of the Roper Joint Revocable Living Trust
P O Box 1541
Springfield, OR 97477

After recording return to:

Bromley Newton LLP
627 Country Club Road, Suite 200
Eugene, OR 97401

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State of Oregon, County of Klamath
Recorded 11/19/04 9:00 a m
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Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

WARRANTY DEED

James E. Roper and Karen Kay Roper, husband and wife, Grantors, convey to James E. Roper and Karen K. Roper, Trustees of the Roper Joint Revocable Living Trust, under agreement dated November 16, 2004, Grantees, the following described real property, located in Klamath County, Oregon, free of encumbrances except for matters of public record:

Lot #7: W 1/2 E 1/2 S 1/2 NW 1/4 NW 1/4 Section 9, TWP25S R8E W.M. Five acres M or L. Subject to a thirty foot (30 ft.) easement along North boundary for mutual roadway and all other roadway purposes. Subject to easement for power utility use. Subject to reservations and restrictions of record.

The true and actual consideration for this deed is a conveyance to a trust.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE THE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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 16 day of November, 2004.

James E. Roper
James E. Roper

Karen K. Roper
Karen Kay Roper

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me this 16 day of November, 2004 by James E. Roper and Karen Kay Roper.



Lauri Potter
Notary Public for Oregon
My Commission Expires: 8/22/06