

'04 DEC 29 AM 8:09

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Grantor's Name and Address

RUDY MAGDALENO, TRUSTEE
BOWMAN LOVING TRUST DATED JUNE 25, 1997

Grantee's Name and Address

CLESTUS WELLNER
5152 COTTAGE AVENUE
KLAMATH FALLS, OREGON 97603

After recording, return to:

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

Until requested otherwise, send all tax statements to:

CLESTUS WELLNER
5152 COTTAGE AVENUE
KLAMATH FALLS, OREGON 97603

State of Oregon, County of Klamath

Recorded 12/29/04 8:09 AM

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Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RUDY MAGDALENO, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE BOWMAN LOVING TRUST DATED JUNE 25, 1997, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CLESTUS WELLNER hereinafter called grantee, does 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:

Tract 128 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Acct. 3909-002AC-02900

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 21 day of DECEMBER, 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 30.930.



RUDY MAGDALENO, TRUSTEE

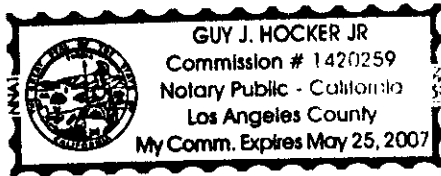
2600

State of California

88950

County of Los Angeles : SS.

Before me this 21 day of December, 2004, personally appeared RUDY MAGDALENO, TRUSTEE OF THE BOWMAN LOVING TRUST DATED JUNE 25, 1997, and acknowledged the foregoing instrument to be his voluntary act and deed.



Guy J. Hocker Jr
Notary Public
My Commission expires: May 25, 2007