'05 JAN 31 PH3:10

State of Oregon, County of Klamath
Recorded 01/31/05 3:10 p m
Vol M05 Pg 06915-16
Linda Smith, County Clerk
This Spa Fee \$ 2600 # of Pgs 2

After recording return to: Michael Farekian and Mary Farekian, Trustees of the M & M Farekian Family Living Trust 1010 Pine Grove Road Klamath Falls, OR 97603

Until a change is requested send tax statements to the following address: Michael & Mary Farekian, Trustees, The M & M Farekian Family Living Trust 1010 Pine Grove Road Klamath Falls, OR 97603

Dated January 12, 2005

## STATUTORY WARRANTY DEED

Michael Farekian and Mary Farekian, as tenants by the entirety, hereinafter called "Grantors", convey and warrant, to Michael Farekian and Mary Farekian, as Trustees of the M & M Farekian Family Living Trust, under trust agreement dated December 2, 2004, or to such Successor Trustee(s) of said Trust(s) created under such agreement(s) as may hereinafter be appointed, hereinafter called "Grantees" the following real property, free of liens and encumbrances, except as specifically set forth herein:

A tract of land situated in the NW 1/4 SW 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at the West 1/4 corner of said Section 9; thence S. 85` 56' 24" E. along the North line of said NW 1/4 SW 1/4, 208.00 feet; thence S. 00`06'00" W. 625.40 feet; thence N. 89` 56' 24" W. 208.00 feet, more or less to a point on the West line of said NW 1/4 SW 1/4; thence N. 00`06' 00" E. 625 feet to the point of beginning, with bearings based on record survey number 5054, as filed in the office of the Klamath County, Surveyor.

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.

de' mark Runnels

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' 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 GRANTORS 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 true consideration for this conveyance 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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that "grantors" are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned "grantors," have executed this instrument this 12th day of January, 2005.

MICHAEL FAREKIAN

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named MICHAEL FAREKIAN and MARY FAREKIAN and acknowledge the foregoing instrument to be THEIR voluntary act and deed.

(SEAL)

Before me: Notary Public for Oregon

Dated January 12, 2005.