

05 APR 6 AM 9:45

GRANTOR:

Paul Bivens
PO Box 121
Chemult, OR 97731

GRANTEE:

Anthony V. Albertazzi, Trustee of the
Chemult Cabin Trust UTD April 4, 2005
1070 NW Bond Street, Suite 202
Bend, OR 97701

After Recording, Return to:

Anthony V. Albertazzi, Esq.
1070 NW Bond, Suite 202
Bend, Oregon 97701

Until requested otherwise, send all tax statements to:

Paul Bivens
PO Box 121
Chemult, OR 97731

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State of Oregon, County of Klamath
Recorded 04/06/2005 9:45 a. m
Vol M05 Pg 23533 34
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

Paul N. Bivens, Grantor, conveys and warrants to **Anthony V. Albertazzi, Trustee of the Chemult Cabin Trust UTD April 4, 2005**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See attached **Exhibit "A"**.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that at the time grantor delivers this deed grantor is lawfully seized in fee simple of the above-granted premises, that grantor has good right to convey the same, and that the above-conveyed premises is free from all encumbrances except encumbrances of record as of the date of recording of this deed.

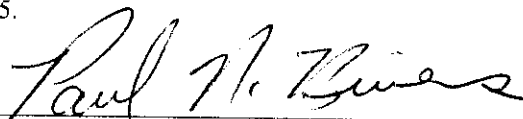
Grantor will warrant and forever defend the title to the above-granted premises against all persons who may lawfully claim the same.

The true and actual consideration for this conveyance, stated in terms of dollars, is \$0. 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.

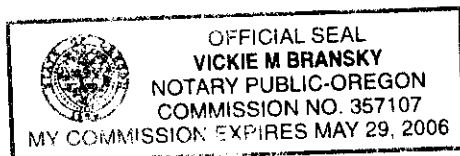
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

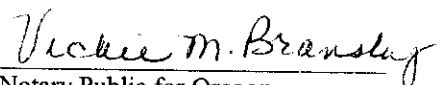
Dated this 4 day of April, 2005.


PAUL N. BIVENS

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on April 4, 2005 by PAUL N. BIVENS.




Vickie M. Bransky
Notary Public for Oregon
My Commission Expires 5-29-2006

1 - WARRANTY DEED

3823-4182:21318

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EXHIBIT "A" TO WARRANTY DEED: LEGAL DESCRIPTION

23534

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Parcel A of Major Land Partition 62-83, being the NE 1/4 of the SW 1/4 of Section 18, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Parcel B of Major Land Partition 62-83 being the SE 1/4 of the NW 1/4 of the NW 1/4; the E 1/2 of Government Lot 2; the W 1/2 of the SE 1/4 of the NW 1/4; the SE 1/4 of the SE 1/4 of the NW 1/4 of Section 18, Township 28 South, Range 8 East of the Willamette Meridian, Klamath county, Oregon.

Tax Parcel Number: 87845

Exhibit "A" to WARRANTY DEED: Legal Description

3823-4182:21318