

RECORDING REQUESTED BY

State of Oregon, County of Klamath
Recorded 06/02/05 8:57 a m
Vol M05 Pg 40897
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

AND WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

RM Charles M. Karns
7019 Verda Vista Place
Klamath Falls, Oregon 97603

Above Space for Recorder's Use Only

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CHARLES M. KARNS AND KATHERINE M. KARNS, husband and wife, Grantors, convey and warrant to CHARLES M. KARNS AND KATHERINE M. KARNS, Trustees of the Karns Family Trust, executed the 8 day of June, 1995, Grantee, the following described real property free of encumbrances except as specifically set forth herein in the County of Klamath County, State of Oregon:

Lot 33 in Block 1, Tract No. 1116, SUNSET EAST, according to the official plot thereof on file in the office of the County Clerk of Klamath County, Oregon.

(commonly known as: 7019 Verda Vista Place, Klamath Falls, Oregon, 97603)

The said property is free from encumbrances except COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENT OF RECORD, IF ANY.

"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."

The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

Date: May 27, 2005

Charles M. Karns
Charles M. Karns, Grantor

Katherine M. Karns
Katherine M. Karns, Grantor

State of Oregon)
County of Clackamas) ss.

Personally appeared before me this 27 day of May, 2005, Charles M. Karns and Katherine M. Karns, and acknowledged the foregoing instrument to be their voluntary act and deed.

Linda Lindholm
Notary Public - State of Oregon
My Commission Expires Nov. 12, 2006



Warranty Deed

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