

M05-63552

Klamath County, Oregon

09/06/2005 09:15:31 AM

Pages 1 Fee: \$21.00

AFTER RECORDING RETURN TO:

Lee J. Judy, Attorney at Law
1158 High Street, Suite 102
Eugene, OR 97401

**UNTIL A CHANGE IS REQUESTED,
MAIL ALL TAX STATEMENTS TO:**

John M. Podpeskar, Trustee
25679 Perkins Road
Veneta, OR 97487

WARRANTY DEED

John M. Podpeskar and Cheryl D. Podpeskar, "Grantor," hereby conveys and warrants, to John M. Podpeskar and Cheryl D. Podpeskar, Co-Trustees of the JCP Trust under agreement dated July 7th, 2005, including any amendments thereto, or to such Successor Trustee(s) of such Trust created under such instrument as may hereafter be appointed, "Grantee," the following real property, free of encumbrances except for matters of public record:

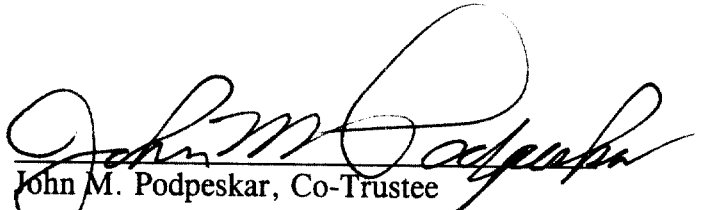
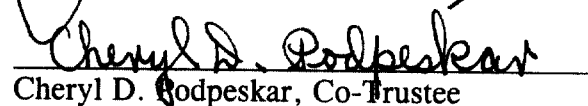
Lot 14, Block 4, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 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 true consideration for this conveyance is correct vesting.

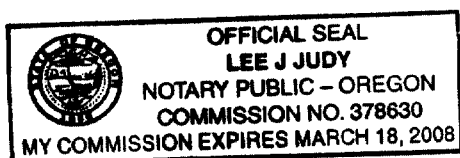
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

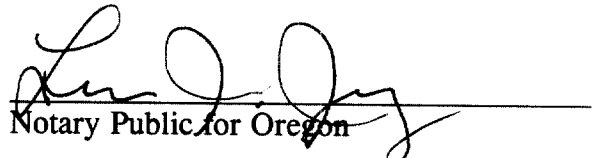
Dated this 14th day of July, 2005.


John M. Podpeskar, Co-Trustee

Cheryl D. Podpeskar, Co-Trustee

STATE OF OREGON, County of Lane) ss.

The foregoing instrument was acknowledged before me this 14th day of July, 2005, by John M. Podpeskar and Cheryl D. Podpeskar, Co-Trustees of the JCP Trust under agreement dated July 7th, 2005.




Notary Public for Oregon