

M06-03564

AFTER RECORDING RETURN TO:

o/c

Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

Klamath County, Oregon

02/27/2006 11:04:33 AM

Pages 1 Fee: \$21.00

SEND TAX STATEMENTS TO

Elma Barbara Rokes, Trustee
1132 Applewood Street
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Elma Barbara Rokes, Grantor, conveys to Elma Barbara Rokes, Trustee of Elma Barbara Rokes Revocable Living Trust dated February 23, 2006, Grantee, the following described real property located in Klamath County, Oregon:

Lot 60 and the South 15 feet of Lot 59 of Old Orchard Manor, according to the official plat hereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is: NONE.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Elma B. Rokes
ELMA BARBARA ROKES

STATE OF OREGON)

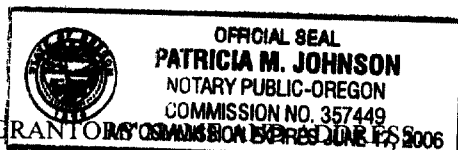
County of Klamath)

) ss.



OFFICIAL SEAL
PATRICIA M. JOHNSON
NOTARY PUBLIC-OREGON
COMMISSION NO. 357449
MY COMMISSION EXPIRES JUNE 17, 2006

The foregoing instrument was acknowledged before me this 23 day of February, 2006, by ELMA BARBARA ROKES.



GRANTOR
Elma Barbara Rokes
1132 Applewood Street
Klamath Falls, OR 97603

Patricia M. Johnson
Notary Public for Oregon

My Commission Expires: 6-17-2006

GRANTEE'S NAME AND ADDRESS:

Elma Barbara Rokes, Trustee of the
Elma Barbara Rokes Revocable Living Trust
1132 Applewood Street
Klamath Falls, OR 97603

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