

Until a change is requested, all tax statements shall be mailed to the following address:

Grantees  
P.O. Box 1371  
Chiloquin, OR 97624

**M06-05047**

Klamath County, Oregon

03/21/2006 03:18:56 PM

Pages 1 Fee: \$21.00

AFTER RECORDING RETURN TO:

Christopher L. Cauble  
CAUBLE, DOLE & SORENSON  
111 SE SIXTH STREET, PO BOX 398  
GRANTS PASS, OR 97528

**WARRANTY DEED - STATUTORY FORM**

DEBORAH M. ASHDON, who took title as Deborah M. Simpson, Grantor, conveys and warrants to RUSSELL R. ASHDON, JR. and DEBORAH M. ASHDON, Trustees of the RUSSELL R. ASHDON, JR. AND DEBORAH M. ASHDON JOINT REVOCABLE LIVING TRUST, u/t/d February 10, 2006, Grantee, the following real property, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

The Northwest Quarter of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼ NW ¼ ) of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: 1) Liens and encumbrances of record, if any. 2) Easements, restrictions, reservations, covenants and conditions of record, or apparent on the ground. 3) Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other fact, which a correct survey would disclose.

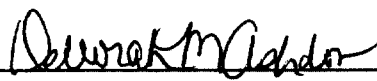
Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple; that Grantor has good right to convey the property; that the property is free from encumbrances except as set forth in public record; and that Grantor warrants and will defend the title 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.

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.

NOTE TO ASSESSOR: THIS IS A CONVEYANCE TO A TRUSTEE PURSUANT TO A REVOCABLE TRUST AGREEMENT. GRANTOR HAS RESERVED FULL POWER TO REVOKE OR AMEND THE TRUST AND NO CHANGE SHOULD BE MADE IN ANY SPECIAL TAX TREATMENT AS THE GRANTOR HAS RETAINED THE FULL BENEFICIAL INTEREST IN THE PROPERTIES DESCRIBED.

The true consideration for this conveyance is \$none.

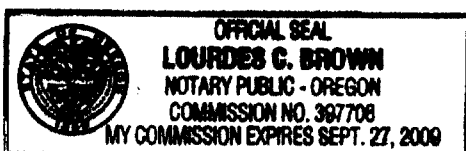
DATED this 21<sup>st</sup> day of March, 2006.

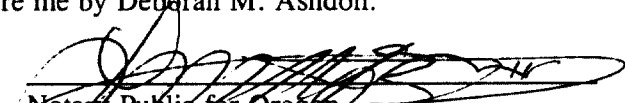


Deborah M. Ashdon, who took title as Deborah M. Simpson

STATE OF OREGON, County of Klamath ss. March 21, 2006.

The foregoing instrument was acknowledged before me by Deborah M. Ashdon.



  
Notary Public for Oregon  
My Commission Expires: Sep 27, 2009

CAUBLE, DOLE & SORENSON  
ATTORNEYS AT LAW  
111 S.E. SIXTH STREET  
P. O. BOX 398  
GRANTS PASS, OREGON 97528  
PHONE: (541) 476-8825  
FAX: (541) 471-1704

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