

After recording, return to:  
SCOTT C. SCHULTZ  
Attorney at Law  
969 Willagillespie Road  
Eugene, OR 97401

Until a change is requested,  
mail all tax statements to:  
NO CHANGE

## WARRANTY DEED

BERTON F. NEWBERRY, "Grantor", hereby conveys and warrants to BERTON F. NEWBERRY, Trustee, or his successors in trust, under the NEWBERRY LIVING TRUST, dated March 15, 1994, and any amendments thereto, "Grantee", the following real property, free of encumbrances except for matters of public record:

**Lot 1 in Block 8 of TRACT 1019, WINEMA PENINSULA – UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account No.: 3407-027CB-00500-000      Key No.: 195158

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THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S 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 GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 179.352. 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 ORS 197.352.

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THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

Dated this 7 day of April, 2006.

Berton F. Newberry  
BERTON F. NEWBERRY

State of Oregon      )  
                                     ) ss.  
County of Lane      )

This instrument was acknowledged before me on the 7<sup>th</sup> day of April, 2006, by BERTON F. NEWBERRY.

Amy L. Delbridge  
Notary Public for Oregon

