M06-13940

Klamath County, Oregon 07/11/2006 10:16:42 AM Pages 1 Fee: \$21.00

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

PAT KNOX and SALLY M. KNOX, husband and wife, "Grantors", hereby convey and warrant to PATRICK D. KNOX and SALLY M. KNOX, Trustees, or their successors in trust, under the KNOX LIVING TRUST, dated April 11, 2005, and any amendments thereto, "Grantees", the following real property, free of encumbrances except for matters of public record:

Lot 13 in Block 3 of First Addition to Cres-Del Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: 142304 Karen Lane, Crescent Lake, Oregon 97425

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. 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 \$-0-.

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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMITS LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

TROTLETION TORBINGETORES.
Dated this am day of May, 2005.
PAT KNOX SALLY M. KNOX
State of Oregon)) ss. County of Lane)
This instrument was acknowledged before me on the
OFFICIAL SEAL HEATHER M. RAMOS NOTARY PUBLIC - OREGON NOTARY PUBLIC - OREGON

NV

COMMISSION NO. 363775
MY COMMISSION EXPIRES DECEMBER 10, 2006