

2007-000013

Klamath County, Oregon



00012079200700000130020024

01/02/2007 10:58:23 AM

Fee: \$26.00

WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:
DORIS RIBBLE, Trustee of the
Doris Ribble Trust
1102 SE Teakwood
Bend, OR 97702

After recording, this Deed shall be delivered to:
TODD WINEGAR
Hurley Re & Gruetter, P.C.
747 SW Mill View Way
Bend, OR 97702

The true consideration for this transfer is \$ -0- .

DORIS RIBBLE, Grantor, hereby conveys and warrants to **DORIS RIBBLE**, as Trustee of the Doris Ribble Trust under Agreement dated July 21, 2004, or to such Successor Trustee of such trust created under such instrument as may hereafter be appointed, Grantee, the following described real property, free of encumbrances except for matters of public record:

The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the thread of Spring Creek.

EXCEPTING that portion conveyed from Oliver S. Pitts to Marvin A. Albee, et al., in Deed Volume 210, Page 89, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that portion conveyed from O.S. Pitts, et al., to the State of Oregon in Deed Volume 199, Page 355, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that portion conveyed from Spring Creek Ranch Motel, LTD, to Pamela Hayden in Deed Volume M01 at Page 6869, Microfilm Records of Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS 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 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 OBLIGATION 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 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)).

DATED Dec 21, 2006

Doris Ribble
DORIS RIBBLE

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 21 day of December, 2006, by DORIS RIBBLE.

Linda Tiekamp
Notary Public for Oregon

