



11/16/2007 08:31:51 AM

Fee: \$21.00

After recording, return to:  
JEFFREY S. PATTERSON, P.C.  
Widmer Mensing Law Group, LLP  
960 SW Disk Drive, Ste. 101  
Bend, OR 97702

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

WARRANTY DEED

LORAN D. POAGE and CAROLYN M. POAGE, husband and wife, "Grantors", hereby convey and warrant to LORAN D. POAGE and KATHLEEN MARIE KUPER, Trustees, or their successors in trust, under the LORAN D. POAGE LIVING TRUST, dated May 9, 2006, and any amendments thereto, an undivided one-half (1/2) interest and CAROLYN M. POAGE and KATHLEEN MARIE KUPER, Trustees, or their successors in trust, under the CAROLYN M. POAGE LIVING TRUST, dated May 9, 2006, and any amendments thereto, an undivided one-half (1/2) interest as tenants in common, "Grantee", the following real property, free of encumbrances except for matters of public record:

Lot 1 in Block 7 of Second Addition to Chiloquin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Commonly known as: 216 Baker St., Chiloquin, OR.

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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.

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

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

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.

Dated this 19<sup>th</sup> day of October, 2007  
2006.

Loran D. Poage  
LORAN D. POAGE

Carolyn M. Poage  
CAROLYN M. POAGE

State of Oregon       )  
                                  ) ss.  
County of Deschutes   )

This instrument was acknowledged before me on the 19<sup>th</sup> day of October, 2007  
2006, by LORAN D. POAGE and CAROLYN M. POAGE.

[Signature]  
Notary Public for Oregon

