

2008-003557

Klamath County, Oregon



00042120200800035570020022

03/21/2008 08:18:14 AM

Fee: \$26.00

After recording return to:

John D. Sorlie
Bryant, Lovlien & Jarvis, P.C.
PO Box 880
Bend, Oregon 97709

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

William F. and Lynn Leech
145452 Birchwood Road
La Pine, Oregon 97739

WARRANTY DEED

Other property or value was either part or the whole consideration for this conveyance.

William F. Leech and Martha Lynn Leech, husband and wife, Grantor, conveys and warrants to William F. Leech and Martha L. Leech, Trustees of the Leech Family Revocable Trust UTA dated March 14, 2008, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lots 2, 3 and 4 in Block 3 of TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor conveys the property to Grantee subject to all exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which an accurate survey or inquiry of parties in possession of the property would disclose.

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. 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated: March 14, 2008

Grantor:

W. F. Leech
William F. Leech

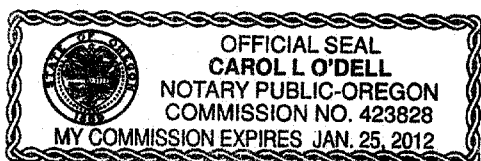
Martha Lynn Leech
Martha Lynn Leech

State of Oregon)

County of Deschutes)

ss.

This instrument was acknowledged before me on March 14, 2008, by William F. Leech.



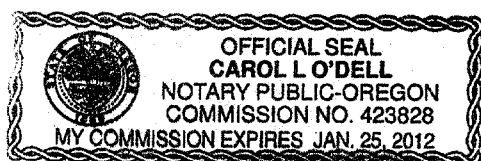
Carol L. O'Dell
Notary Public for Oregon
My Commission Expires: Jan. 25, 2012

State of Oregon)

County of Deschutes)

ss.

This instrument was acknowledged before me on March 14, 2008, by Martha Lynn Leech.



Carol L. O'Dell
Notary Public for Oregon
My Commission Expires: Jan. 25, 2012