

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

No Change

After recording return to:

Lake, Hart & Cooper
330 North Evans Street
McMinnville, OR 97128

(This s

2010-013009

Klamath County, Oregon



00092655201000130090020026

11/08/2010 09:51:53 AM

Fee: \$42.00

WARRANTY DEED - STATUTORY FORM

Gerald G. Doane and Mary V. Doane, Grantor, conveys and warrants to Gerald G. Doane and Mary V. Doane, or successor in trust, as trustee of the Doane Family Trust dated October 19, 2010, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

SEE EXHIBIT A.

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 and amount of such liability or obligations.

The said property is free from encumbrances except all those items of record and those that appeared upon the land, if any, as the date of this deed and those hereinafter set forth in said Exhibit A.

The true consideration for this conveyance is \$None. This conveyance has been made for estate planning purposes.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 19 day of October, 2010.

Mary V. Doane
Mary V. Doane, Grantor

Gerald G. Doane
Gerald G. Doane, Grantor

STATE OF OREGON,)
) ss.
County of Yamhill.)

Personally appeared on the 19 day of October, 2010, the above named Mary V. Doane and Gerald G. Doane, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Judy A. Brewer
Notary Public for Oregon
My Commission Expires: October 4, 2013

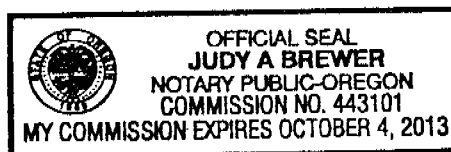


EXHIBIT A

Lot 7 of Diamond Peaks, Tract No. 1355, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

SUBJECT TO:

- 1) These premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol;
- 2) Covenants, conditions and restrictions recorded 4-26-73, volume M73, page 4975, and as amended 12-3-75, volume M75, page 15196, and as further amended 5-17-00, volume M00, page 17884;
- 3) Covenants, conditions and restrictions as shown on the recorded plat of Tract No. 1119-Leisure Woods Unit;
- 4) Covenants, conditions and restrictions recorded 1-2-90, volume M90, page 30, and as amended 11-10-92, volume M92, page 26591, and further amended 10-9-98, volume M98, page 37231, and declaration adding land recorded 5-17-00, volume M00, page 17884;
- 5) Covenants conditions and restrictions and easements as shown on recorded Plat of Diamond Peaks, Tract No. 1355;
- 6) Covenants, conditions and restrictions recorded 5-17-00, volume M00, page 17878, all in microfilm records of Klamath County, Oregon.

Easements, Agreements, Covenants, Conditions and Restrictions of record.