

AFTER RECORDING, RETURN TO:

Nancy R. Roeder, Trustee

4623 Lawton Lane West

Seattle, WA 98199

Until requested otherwise, send all

tax statements to:

Nancy R. Roeder, Trustee

4623 Lawton Lane West

Seattle, WA 98199

2011-014026

Klamath County, Oregon



00111642201100140260010015

12/21/2011 10:38:48 AM

Fee: \$37.00

WARRANTY DEED

Nancy R. Roeder, "Grantor," hereby conveys and warrants, to Nancy R. Roeder, as Trustee of the Nancy Rosita Roeder Revocable Living Trust under agreement dated November 19, 2011, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, free of encumbrances except for matters of public record:

A tract of land in the NW1/4 NW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Lot 7, in Block 3 of VALLEY VIEW SECOND ADDITION, said point also being the Southeast corner of Lot 1 of Valley View; thence North, along the East line of said Lot 1 a distance of 100.58 feet to the Northeast corner thereof, said point being on the South line of Hilyard Avenue; thence East, along said South line, a distance of 196.73 feet to the West line of a 30 foot Enterprise Canal Easement; then South 22 degrees 28 feet 02 inches East, along said canal a distance of 107.31 feet, to the North line of Lot 6 in Block 3 of Valley View Second Addition; thence West, along the North line of Lots 6 and 7 in Block 3 of Valley View Second Addition, a distance of 237.11 feet to the point of beginning.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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 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 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 per trust agreement.

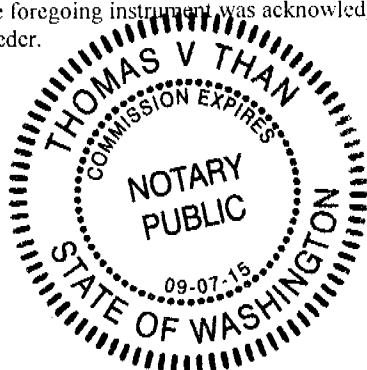
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 10 day of November, 2011.

Nancy R. Roeder
NANCY R. ROEDER

STATE OF WA)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 10 day of November, 2011 by Nancy R. Roeder.



Notary Public for WA
My Commission Expires: SEP 07, 2015