

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

2011-014028

Klamath County, Oregon



00111644201100140280010019

12/21/2011 10:39:19 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 10, 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:

Lot 1, Block 9, except Southerly 12 feet for alley; Lot 2, Block 9, except 8 feet off North side for alley; Lot 3, Block 9, Lakeside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Subject to all encumbrances, reservations, and rights-of-way of record and those apparent upon the land.

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 10th day of November, 2011.

Nancy R. Roeder
NANCY R. ROEDER

STATE OF WA)
County of King) ss.

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



[Signature]
Notary Public for WA
My Commission Expires: Sept 07, 2015