AFTER RECORDING, RETURN TO: Richard and Carol Howard, Trustees 15887 Sprague River Road Chiloquin, OR 97624 Until requested otherwise, send all

tax statements to:

Richard and Carol Howard, Trustees 15887 Sprague River Road

Chiloquin, OR 97624

Klamath County, Oregon



02/03/2012 01:35:32 PM

Fee: \$42.00

WARRANTY DEED

Carol A. Howard, formerly known as and taking title as Carol A. McCullough, "Grantor," hereby conveys and warrants, to Richard D. Howard Jr and Carol A. Howard, as Trustee of the Richard Daniel Howard Jr and Carol Ann Howard Joint Revocable Living Trust under agreement dated November 30, 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:

Described in Exhibit "A", attached hereto and made a part hereof.

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 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 30 th day of November, 2011. STATE OF OREGON

) ss County of KLAMATH

The foregoing instrument was acknowledged before me this 30 day of November 2011 by Carol A. Howard.

My Commission Expires: 7

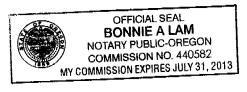


EXHIBIT "A"

That portion of the S ½ N ½ lying Easterly of the Chiloquin-Sprague River Highway in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM any portion lying within the NE ¼ SW ¼ NW ¼ of said Section 13.

ALSO EXCEPTING THEREFROM the following described land:

Beginning, at a point, 489.5 feet South of the Northwest corner of the SE ¼ NW ¼, Section 13, Township 35 South, Range 9 East of the Willamette Meridian; thence East 60 feet parallel to the North line of said SE ¼ NW ¼; thence South parallel with the West line of said SE ¼ NW ¼ to the Northerly boundary line of the Chiloquin-Sprague River Highway; thence Northwesterly along the said Northerly Boundary line of the said Chiloquin-Sprague River Highway to the West line of said SE ¼ NW ½; thence North to the point of beginning.

AND ALSO EXCEPTING the North 4,89.5 feet of the SE ¼ NW ¼ and the North 489.5 feet of the S ½ NE ¼, Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

More commonly known as: 15887 Sprague River Road, Chiloquin, Oragon, 97624