

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

2012-002511

Klamath County, Oregon



00115044201200025110020021

03/08/2012 03:48:02 PM

Fee: \$42.00

WARRANTY DEED

Nancy 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:

See attached Exhibit "A"

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 6th day of March, 2012.

Nancy R. Roeder
NANCY ROEDER

STATE OF Washington) ss.
County of King)

The foregoing instrument was acknowledged before me this 6th day of March, 2012 by Nancy R. Roeder.

Shirley J. Beard
Notary Public for King Washington
My Commission Expires: 10-10-2013

(Seal)

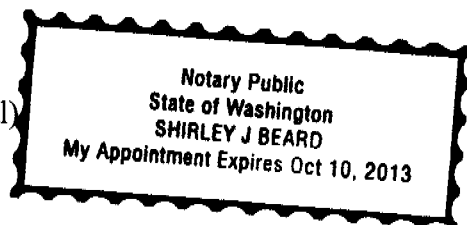


Exhibit A

AN UNDIVIDED

INTEREST IN AND TO THE FOLLOWING:

All that portion of Lots One and Two in Block 102 Buena Vista Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at the most southerly corner of said Lot 2; thence northwesterly along the southwesterly line of Lot 2 a distance of 52.34 feet to the true point of beginning; thence northeasterly parallel to the division line between lots 2 and 6 in said block 102 extended east to second street, to second street; thence northwesterly along the southwesterly line of second street to the most northerly corner of said lot 2; thence southwesterly along the northwesterly line of said Lot 2, 44.78 feet, more or less to the most westerly corner of said lot 2; thence southeasterly along the southwesterly line of said lot 2, a distance of 112.34 feet, more or less, to the point of beginning. EXCEPTING THEREFROM, Beginning at the iron marking the Northeasterly corner of Lot 2, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South $63^{\circ} 22\frac{1}{4}'$ West along the Northerly line of said Lot 2, 44.75 feet to the Northwesterly corner of said lot 2; thence South $26^{\circ} 37\frac{1}{4}'$ East along the Westerly line of said Lot 2, 70.55 feet to an iron pin, thence North $44^{\circ} 11\frac{1}{4}'$ East 69.50 feet to an iron pipe on the Northeasterly line of said Lot 2; thence North $50^{\circ} 22\frac{1}{4}'$ West along the Northeasterly line of said Lot 2, 52.05 feet to the point of beginning.