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Klamath County, Oregon



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Mail Tax Statements To:

Richard & Gwendolyn Rankin
1830 Pebblewood Drive
Sacramento, CA 95833

WARRANTY DEED

RICHARD A. RANKIN and GWENDOLYN J. RANKIN, husband and wife, the GRANTORS,

Whose mailing address is 1830 Pebblewood Drive, Sacramento, CA 95833;

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and confirm to

RICHARD A. RANKIN and GWENDOLYN J. RANKIN, as co-Trustees of THE RANKIN FAMILY TRUST, U/A dated DEC 12 2012, 2012, the GRANTEE,

Whose mailing address is 1830 Pebblewood Drive, Sacramento, CA 95833;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

Block 70 Lots 54 & 55 of the 5th Addition to Nimrod River Park as shown on map in official records of said County.

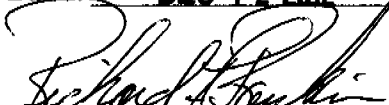
More commonly known as *No Site Address* Assessor's Parcel Number: 3611-002C0-03600/03500

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee and Grantee's assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee and Grantee's assigns forever, against the lawful claims of all persons.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated: DEC 12 2012


RICHARD A. RANKIN


GWENDOLYN J. RANKIN

Notary Acknowledgment

State of California }
 :§
County of Sacramento }

On DEC 12 2012, before me, Gregory R. Beyer, Notary Public, personally appeared **RICHARD A. RANKIN and GWENDOLYN J. RANKIN**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

SEAL

WITNESS my hand and official seal.

Signature of Notary

