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04/21/2016 08:55:53 AM

Fee: \$47.00

After recording, return to:
JEFFREY D. KREBS
Attorney at Law
969 Willagillespie Road
Eugene, OR 97401

Until a change is requested,
mail all tax statements to:
NO CHANGE

WARRANTY DEED

LAWRENCE E. NICHOLS and M. EILEEN NICHOLS, husband and wife, "Grantors", hereby convey and warrant to LAWRENCE E. NICHOLS and MARGARET E. NICHOLS, Trustees, or their successors in trust under the NICHOLS FAMILY TRUST, dated March 18, 2016, "Grantees", the following real property, free of encumbrances except for matters of public record:

SEE EXHIBIT "A" ATTACHED HERETO

Commonly known as: 152900 Hackamore Lane, Space 119, La Pine, Oregon 97739

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S 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 GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

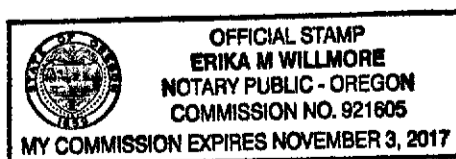
Dated this 15th day of April, 2016.

Lawrence E. Nichols
LAWRENCE E. NICHOLS

M. Eileen Nichols
M. EILEEN NICHOLS

State of Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on the 15th day of April, 2016, by LAWRENCE E. NICHOLS and M. EILEEN NICHOLS.



Erika M. Willmore
Notary Public for Oregon

EXHIBIT "A"

Tax Account #R128702

Map No.: 23-09-01-C0-07200

Lot 17 in Block 6 of WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Restrictions shown on the recorded plat and contained in the dedication of Wagon Trail Acreages No. 1 Second Addition as follows: "...declares that fee title to all private ways, streets, roads, private recreational areas, semi-public recreational or service areas leased scenic areas and common areas shall remain in Brooks Resources Corporation to be conveyed to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the master design may provide."
2. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument

Recorded: August 30, 1972 in Volume M72, page 9766, Deed records of Klamath County, Oregon

Recorded: July 30, 1975 in Volume M75, page 8741, Deed records of Klamath County, Oregon as modified or amended by instrument

Recorded: January 5, 1977 in Volume M77, pages 207 and 210, Deed records of Klamath County, Oregon

3. Regulations and Assessments of Wagon Trail Ranch HOMEOWNERS ASSOCIATION.