

After recording return to  
Joyce Yarber  
P.O. Box 743  
Gilchrist, OR. 97737

State of Oregon, County of Klamath  
Recorded 10/06/04 3:36 P m  
Vol M04 Pg 67912-13  
Linda Smith, County Clerk  
Fee \$ 26 # of Pgs 2

Tax Statements shall be sent to:

SAME AS ABOVE

Title No. 54686sh  
Escrow No. 54686sh

*Aspen 60042*  
**WARRANTY DEED - STATUTORY FORM**

Donald Leslie Ringen, Trustee and Edna Lou Ringen, Trustee of The Ringen Family Trust, dated 8/28/1992, Grantor,

conveys and warrants to:

Joyce E. Yarber, Grantee

the following described real property free of encumbrances except as specifically set forth herein:

Lot 23, Tract No. 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

THIS PROPERTY IS FREE OF LIENS AND ENCUMBRANCES, EXCEPT:  
ALL THOSE ITEMS OF RECORD, AS OF THE DATE OF THIS DEED, INCLUDING EASEMENTS,  
COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY, INCLUDING ANY  
REAL PROPERTY TAXES DUE, BUT NOT YET PAYABLE.

Serial No: R881474

Map No: R-2409-019DD-03200-000

**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.**

The true consideration for this conveyance is \$80,700.00 (which is paid to an accommodator pursuant to an IRC 1031).

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 5<sup>th</sup> day of October, 2004.

THE RINGEN FAMILY TRUST, DATED 8/28/1992

*Donald Leslie Ringen*  
Donald Leslie Ringen, Trustee

TRUSTEE

*Edna Lou Ringen*  
Edna Lou Ringen, Trustee

26-A

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

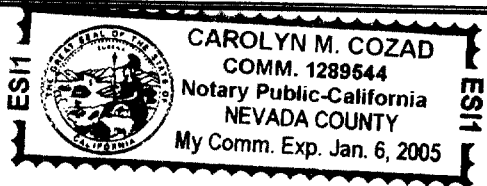
STATE OF California )  
 COUNTY OF Nevada )

On October 5, 2004 before me, Carolyn M. Cozad personally appeared Donald Leslie Ringen and Edna Lev Ringen personally known to me (or 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.

WITNESS my hand and official seal.

Signature

*Carolyn M. Cozad*



This area for official notarial seal.

## OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER(S) TITLE(S)  
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

## OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT:

Warranty Deed

NUMBER OF PAGES

1

DATE OF DOCUMENT

10/5/04

SIGNER(S) OTHER THAN NAMED ABOVE

none