

After Recording Return to:

THOMAS P. QUINN and JULIE A. QUINN

10 Wedgewood Ct
Retaluma CA 94954

Until a change is requested all tax statements
Shall be sent to the persons & address above.

WARRANTY DEED

(INDIVIDUAL)

ATC 62036 MA

DIRK G. DE GROOT, herein called Grantor, convey(s) to THOMAS P. QUINN and JULIE A. QUINN, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$144,000.00.
(here comply with the requirements of ORS 93.930)

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 August 16, 2005.


DIRK G. DE GROOT

STATE OF OREGON, County of Klamath) ss.

On August 18, 2005, personally appeared the above named DIRK G. DE GROOT and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062036

Before me: 

Notary Public for Oregon

My commission expires: March 22, 2009

Official Seal

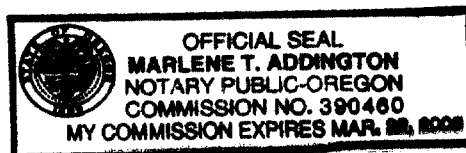


Exhibit A

Lot 15, Block 3, Tract No. 1172, SHIELD CREST, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

ALSO TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, Page 4256, and in easement recorded May 23, 1990 in Volume M90, 9828, Microfilm Records of Klamath County, Oregon.

CODE 162 MAP 3910-005C0 TL 02700 KEY# 589018