

mtc-70879 KR



M05-68310

Klamath County, Oregon

11/04/2005 10:23:24 AM

Pages 3 Fee: \$31.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey H. Sargo

20009 Peppermint Falls Rd.

Jamestown, CA 95327

Until a change is requested all

tax statements shall be sent to

The following address:

Jeffrey H. Sargo

20009 Peppermint Falls Rd.

Jamestown, CA 95327

Escrow No. MT70879-KR

SPECIAL WARRANTY DEED

Trustees

Jeffrey H. Sargo and Annette B. Sargo, Trustees of The Sargo 2001 Revocable Trust under instrument dated July 3, 2001, Grantor(s) hereby grant, bargain, sell, warrant and convey to **Jeffrey H. Sargo**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lots 1A and 1B, Block 6, RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033BB-08700-000

Key No: 415152

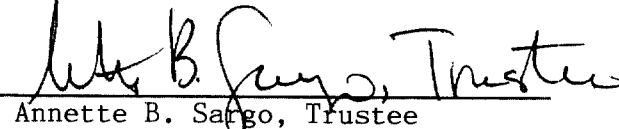
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$10.00**.

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 2nd day of November, 2005


Annette B. Sargo, Trustee

The Sargo 2001 Revocable Trust under Instrument dated July 3, 2001

3/00

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

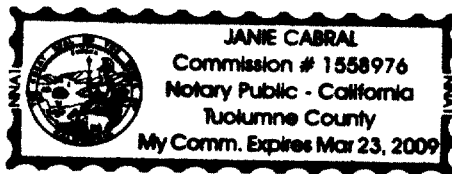
State of California

County of Tuolumne

SS.

On Nov. 2 2005 before me, Janie Cabral Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Kenneth R. Sargo
Name(s) of Signer(s)

☒ personally known to me
☐ 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.

Janie Cabral
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Spouse Warranty Deed

Document Date: 11-2-05 Number of Pages: _____

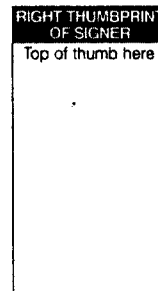
Signer(s) Other Than Named Above: Jeffrey R. Sargo

Capacity(ies) Claimed by Signer

Signer's Name: Kenneth R. Sargo

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____





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Dated this 2nd day of November, 2005.

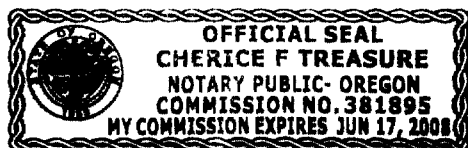
The Sargo 2001 Revocable Trust under Instrument dated July 3, 2001

By: 

By:

Oregon
State of ~~California~~
County of Klamath

On this 2nd day of November, 2005, personally appeared the above named Jeffrey H. Sargo & ~~Annette B. Sargo~~, as Trustees of The Sargo 2001 Revocable Trust under instrument dated July 3, 2001 and acknowledged the foregoing instrument to be ~~their~~ his voluntary act and deed.



BEFORE ME:

Cherice F. Treasure

NOTARY PUBLIC FOR CALIFORNIA Oregon

My Commission Expires: 6/17/2008