

mtc- 72302

M05-68936

Klamath County, Oregon

11/14/2005 10:16:45 AM

Pages 3 Fee: \$31.00

WARRANTY DEED

KNOW MEN BY THESE PRESENTS, THAT George C. Arnold, Trustee of THE EDUCATION AWARENESS TRUST, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by FRANK V. SURROZ, hereinafter called "Grantee", does hereby conveys and warrants unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above noted, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$58,000.00.

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

AFTER RECORDING RETURN TO:

**GRANTLAND, BLODGETT & SHAW
1818 E. McAndrews Road
Medford, OR 97504**

SEND TAX STATEMENTS TO:

**Frank V. Surroz
P. O. Box 89
Visalia CA 93279**

- 1 - WARRANTY DEED

Law Offices of
GRANTLAND, BLODGETT & SHAW, LLP
1818 E. McAndrews Rd.
Medford, OR 97504
(541) 773-6855

3/00

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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

In construing this Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor executed this instrument this 9th day of November, 2005.

George C. Arnold, Trustee
George C. Arnold, Trustee

STATE OF OREGON)
 : ss.
County of Jackson)

Personally appeared before me this 9th day of November, 2005, the above named GEORGE C. ARNOLD, Trustee of The Education Awareness Trust and acknowledged that said instrument was signed as his voluntary act and deed.

Kandice Oliver
Notary Public for Oregon
My Commission Expires 2/26/07

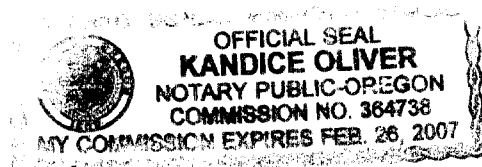


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 4, 5 and 8 in Block 6 of HOT SPRINGS SECOND 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, each lot TOGETHER WITH that portion of vacated alley that inured thereto by Ordinance recorded July 24, 1981 in volume M81, page 13232 Microfilm Records of Klamath County, Oregon, and re-recorded August 11, 1981 in Volume M 81, page 14193 Microfilm Records of Klamath County, Oregon.

Tax Account No: 3809-028CC-09800-000
Tax Account No: 3809-028CC-09900-000
Tax Account No: 3809-028CC-10100-000

Key No: 372019
Key No: 372028
Key No: 372046