

**M05-70576**

Klamath County, Oregon

12/07/2005 01:16:33 PM

Pages 2 Fee: \$26.00

Order No. \_\_\_\_\_  
Escrow No. \_\_\_\_\_  
Loan No. \_\_\_\_\_

WHEN RECORDED MAIL TO GRANTEE: and send taxes:  
William R. Garrard and Sharon L. Garrard  
5845 Basin View Dr., Klamath Falls, OR 97603  
1615725 State of Oregon  
APN: 1st 692948

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Cendant Mobility Relocation Company, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William R. Garrard and Sharon L. Garrard,\* husband and wife

Hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And Grantor hereby covenants to and with 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 and that the grantor will warrant and forever defend the 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 \$ 305,000.00. In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 10 day of November, 2005; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

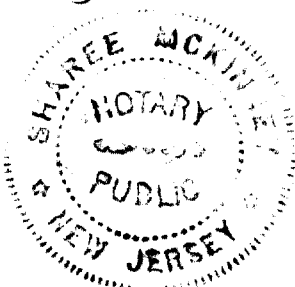
Mary Ellis  
Cendant Mobility/Relocation Company BY Mary Ellis  
AUTHORIZED SIGNATORY OF  
LANDWAY SETTLEMENT SERVICES COMPANY  
AS ATTORNEY-IN-FACT.

STATE OF New Jersey  
COUNTY OF Burlington SS.

On November 10, 2005, before me, Sharee McKinney, personally appeared, Mary Ellis, 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: Sharee McKinney My Commission Expires: \_\_\_\_\_



**SHAREE MCKINNEY**  
**NOTARY PUBLIC OF NEW JERSEY**  
Commission Expires 2/24/2010

*He*

**CENDANT File No. 1615725**

**Property Address: 5845 Basin View Drive, Klamath Falls, OR 97603**

**EXHIBIT "A"**

Parcel 2 of Land Partition 51-96, being Lot 16, Block 8 of tract 1264 - Fourth Addition to North Hills, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situate in the NW 1/4 NW 1/4 of Section 36, township 3S South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.