

M06-00252

Klamath County, Oregon

01/05/2006 01:29:03 PM

Pages 1 Fee: \$21.00

After Recording Return to:

TREPANIER CONSTRUCTION INC.

P.O. BOX 1946

LAPINE, OR 97739

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

Order No. 58853NP

ATE: 62644

WARRANTY DEED

BRYAN K BESSENT and SANDRA A BESSENT, Husband and Wife, herein called grantor, convey(s) to **TREPANIER CONSTRUCTION INC.**, herein called grantee, all that real property situated in the County of **DESCHUTES**, State of Oregon, described as:

Lot 108, Block 1, Tract No. 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 except any real property taxes due but not yet payable;

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 **\$50,000.00**.

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 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: JANUARY 3, 2006

Bryan K BesSENT
BRYAN K BESSENT

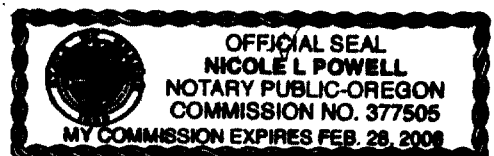
Sandra A BesSENT
SANDRA A BESSENT

STATE OF OREGON, County of DESCHUTES) ss.

On JANUARY 3, 2006 personally appeared the above named **BRYAN K BESSENT and SANDRA A BESSENT** and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Nicole J. Powell
Notary Public for Oregon
My commission expires: 2/28/08

Official Seal



#21-A