

mtc - 73007 m



M06-00733

Klamath County, Oregon

01/13/2006 10:26:50 AM

Pages 2 Fee: \$26.00

After recording return to:

ALBERT RICHARD KNOEFLER

10785 HOLE AVENUE

RIVERSIDE, CA 92505

Until a change is requested all

tax statements shall be sent to

The following address:

ALBERT RICHARD KNOEFLER

10785 HOLE AVENUE

RIVERSIDE, CA 92505

Escrow No. MT73067-TM

Title No. 0073067

SWD

STATUTORY WARRANTY DEED

OPTIONS NETWORK, INC., an Oregon Corporation, Grantor(s) hereby convey and warrant to **ALBERT RICHARD KNOEFLER**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

SUBJECT TO: TRUST DEED DATED AUGUST 2, 2005 AND RECORDED AUGUST 10, 2005 IN VOLUME M05, PAGE 61634, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF BETTY GRACE WASSON AND WILLIAM C. DRAPER, OR THE SURVIVOR THEREOF AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY THIS TRUST DEED AND THE ABOVE NAMED GRANTOR AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

The true and actual consideration for this conveyance is **\$125,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 6 day of January, 2006.

OPTIONS NETWORK, INC.

BY: [Signature]
RICHARD BASKA, PRESIDENT

BY: [Signature]
JOHN MILLER, SECRETARY

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Jan 6, 2006 by RICHARD BASKA AS PRESIDNET OF OPTIONS NETWORK, INC., AN OREGON CORORATION AND JOHN MILLER AS SECRETARY OF OPTIONS NETWORK, INC., AN OREGON CORPORATION.



[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09

260

EXHIBIT "A" LEGAL DESCRIPTION

Lot 14, Block 4 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002BB-09700-000

Key No.: 515865

Unofficial
Copy