

St 746221

WARRANTY DEED -- STATUTORY FORM

JAMES H PENIFOLD AND IRENE V PENIFOLD, TRUSTEES OF THE PENIFOLD LOVING TRUST, DATED AUGUST 31, 1995, Grantor,

conveys and warrants to

DENARE R AXEL, an individual, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 10 IN BLOCK 20 THIRD ADDITION TO RIVER PINE ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON

Tax Account No(s): 130717

Map/Tax Lot No(s): 230913C2300

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$139,900.00 .

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 19 day of January, 2006.

James H. Penifold Trustee
JAMES H PENIFOLD, TRUSTEE
Irene V. Penifold Trustee
IRENE V PENIFOLD, TRUSTEE

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on January 19, 2006 by JAMES H PENIFOLD, TRUSTEE and IRENE V PENIFOLD. *Trustee*

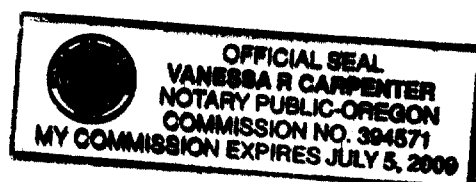
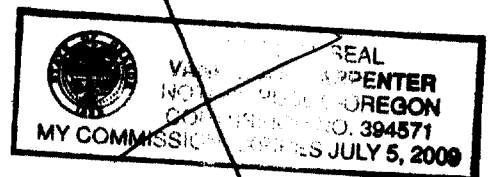
Vanessa R Carpenter
(Notary Public for Oregon)

My commission expires July 5, 2009

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:

DENARE R AXEL
PO BOX 264
CRESCENT, OR 97733



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