Klamath County, Oregon 01/24/2006 01:35:36 PM

M06-01422

Pages 1 Fee: \$21.00

WARRANTY DEED

GRANTOR'S NAME AND ADDRESS:

William Raymond Devon 500 YMCA Way, #111 Ashland, OR 97520

GRANTEE'S NAME AND ADDRESS:

Robert Ruggiero

3230 East Flamingo Rd, #550

Las Vegas, NV 89121

AFTER RECORDING RETURN TO:

Allen G. Drescher, P.C. PO Box 760

Ashland, OR 97520

SEND TAX STATEMENTS TO:

Robert Ruggiero

to-wit:

3230 East Flamingo Rd., #550

Las Vegas, NV 89121 William Raymond Devon, Grantor, conveys and warrants to Robert Ruggiero, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon,

That portion of Lot 8, Block 2, situated South and West of a point N415 ft. and W1035 ft. of the Southeast corner of said Lot 8D, Block 2, Klamath Falls Forest Estates Sycan Unit as recorded in Klamath County, Oregon.

The property is free from encumbrances, except those of record.

The true consideration for this conveyance stated in terms of dollars is None. However, the actual consideration consists of other value given or promised which is the whole consideration.

This instrument will not allow use of the property described in the 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.

Date: 1 - 2 4 , 2006.

William Raymond Devon

STATE OF OREGON)

Iss.

County of Jackson

This instrument was acknowledged before me on January

NOTARY PUBLIC-OREGON COMMISSION NO. 368759 **EXPIRES JUNE 21, 2007**

2006 by William Raymond Devon

MMISSION NO. 368759 N EXPIRES JUNE 21, 2007

Notary Rublic for Oregon My commission expires: