

**M06-03058**

Klamath County, Oregon

02/16/2006 02:55:15 PM

Pages 1 Fee: \$21.00

After Recording Return to:

CLAYTON L. HILL and LETICIA A. HILL

25280 Washington Ave.  
Murrieta, CA 92562

Until a change is requested all tax statements

Shall be sent to the following address:

CLAYTON L. HILL and LETICIA A. HILL

Same as above

**WARRANTY DEED**

(INDIVIDUAL)

ROBERT JAMES PETRIK JR and WILMA M. PETRIK, herein called grantor, convey(s) to CLAYTON L. HILL and LETICIA A. HILL, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 1 of Land Partition 31-02, situated in the E 1/2 of the SW 1/4 of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

CODE 018 & 023 MAP 4011-03200 TL 01200 KEY #104844

CODE 023 & 018 MAP 4011-03200 TL 01200 KEY #602191

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 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 \$330,000.00.  
(here comply with the requirements of ORS 93.930)

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 February 10, 2006.

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Robert James Petrik Jr.

ROBERT JAMES PETRIK JR

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Wilma M. Petrik

WILMA M. PETRIK

STATE OF OREGON, County of Klamath ) ss.

On Feb. 13, 2006 personally appeared the above named ROBERT JAMES PETRIK JR and WILMA M. PETRIK and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



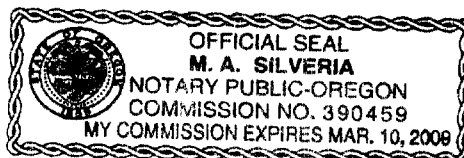
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062826

Before me: M.A. Silveria

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



*Handwritten initials*