



MTC-73477UV

M06-03364

Klamath County, Oregon

02/22/2006 03:00:03 PM

Pages 2 Fee: \$26.00

After recording return to:

RICHARD C. HERRc/o 5 STAR HOMES 11810 BEACHBOULEVARD 411 W Santa Clara Ave.STANTON, CA 90680 Santa Ana, CA

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

92706

RICHARD C. HERRc/o 5 STAR HOMES 11810 BEACHBOULEVARD 411 W Santa Clara Ave.STANTON, CA 90680 Santa Ana, CAEscrow No. MT73477-LWTitle No. 0073477

92706

SWD

**STATUTORY WARRANTY DEED**

**JOHN A. VAN DORN and JANET D. VAN DORN, as tenants by the entirety, Grantor(s) hereby convey and warrant to RICHARD C. HERR and CAROLYN A. HERR, as tenants by the entirety, Grantor(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:**

Lot 1 in Block 71 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-010B0-00100-000

Key No: 774861

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:

The true and actual consideration for this conveyance is **\$6,000.00**.

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 20 day of February, 2006.

JOHN A. VAN DORN

JANET D. VAN DORN

26.00

STATE OF CALIFORNIA  
COUNTY OF Orange

ss.

(a Notary Public)

On February 20, 2006 before me, Ghanshyam V. Patel personally appeared JOHN A. VAN DORN and JANET D. VAN DORN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Ghanshyam V. Patel

