

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



RTROLAND, INC.  
HC71, Box 495C & P. Browning  
Hanover, NM 88041  
Mr. Karl J. Bender  
3039 Myrtle St.  
North Bend, OR 97459

M06-03882

Klamath County, Oregon

03/02/2006 03:23:32 PM

Pages 1 Fee: \$21.00

Grantee's Name and Address

Mr. Karl J. Bender  
3039 Myrtle St.  
North Bend, OR 97459

Mr. Karl J. Bender  
3039 Myrtle St.  
North Bend, Or 97459

1st CO6-100

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that  
RTROLAND, INC., A Nevada Corporation

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by  
Karl J. Bender

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **KLAMATH** County, State of Oregon, described as follows, to-wit:

LOT 85, BLOCK 66, NIMROD RIVER PARK, 5TH ADDITION

KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **6000.00**.  
actual consideration consists of or includes other property or value given or promised to the grantee or the grantee's heirs, successors and assigns, which consideration: (The sentence between the symbols " " is not applicable; should be deleted, see instructions.)

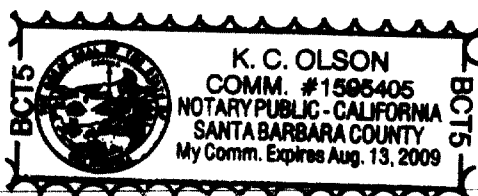
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on \_\_\_\_\_; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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.

Robert M. Tropp, President

STATE OF **California**, County of **Santa Barbara** ss.  
This instrument was acknowledged before me on **2/28/06**  
by **Robert E. Tropp**  
This instrument was acknowledged before me on **2/28/06**  
by **Robert E. Tropp**  
as **President**  
of **RTROLAND INC.**



Notary Public for **California**  
My commission expires **8/13/09**