

mtc- 73179 SH

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-03984**

Klamath County, Oregon

03/03/2006 03:05:58 PM

Pages 1 Fee: \$21.00

After recording return to:

Thomas Bernal

10256 Walker Road

Bonanza, OR 97623

Until a change is requested all

tax statements shall be sent to

The following address:

Thomas Bernal

10256 Walker Road

Bonanza, OR 97623

Escrow No. MT73179-SH

Title No. 0073179

SWD

### STATUTORY WARRANTY DEED

**Donald T. Randel and Debra L. Randel, Trustees or Successor Trustees of The Randel 2002 Trust UTA October 24, 2002,** Grantor(s) hereby convey and warrant to **Thomas Bernal and Cheryl Bernal, as tenants by the entirety,** Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

That portion of the S1/2 of the NW1/4 of Section 2, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying East of the USBR Lorella Lateral and West of Walker Road (County Road No. 1225)

Tax Account No: 4013-00200-00700-000

Key No: 891772

Tax Account No: 4013-00200-00700-000

Key No: 628716

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 **\$349,900.00**.

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 28 day of Feb, 2006

The Randel 2002 Trust UTA October 24, 2002

BY: Donald T. Randel, Trustee

Donald T. Randel, Trustee

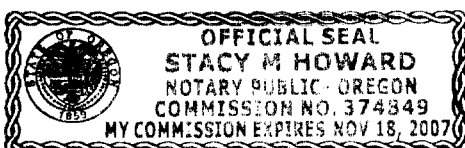
BY: Debra L. Randel, Trustee

Debra L. Randel, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Feb 28, 2006 by Donald T. Randel and Debra L. Randel, Trustees or Successor Trustees of The Randel 2002 Trust UTA October 24, 2002.



Stacy M. Howard  
(Notary Public for Oregon)

My commission expires 11/18/2007

21.00