

MTL-73248 LW

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-04059**

Klamath County, Oregon

03/06/2006 10:29:15 AM

Pages 2 Fee: \$26.00

After recording return to:

MILIJA MITROVIC

5140 LARCH LANE

KLAMATH FALLS, OR 97601

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

MILIJA MITROVIC

5140 LARCH LANE

KLAMATH FALLS, OR 97601

Escrow No. MT73248-LW

Title No. 0073248

SWD

### STATUTORY WARRANTY DEED

**DAVID J. RANDOLPH AND NANCY B. RANDOLPH, AS TRUSTEES OF THE DAVID J. RANDOLPH AND NANCY B. RANDOLPH 2000 FAMILY TRUST DATED MAY 3, 2000,**

Grantor(s) hereby convey and warrant to **MILIJA MITROVIC and DANIJELA MITROVIC, 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:

Lot 1009, RUNNING Y RESORT, PHASE 12, TRACT 1423, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-009C0-03600-000

Key No: 890080

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 **\$130,000.00**.

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)).

26.00

Dated this 1 day of March, 2006.

DAVID J. RANDOLPH AND NANCY B. RANDOLPH, AS TRUSTEES OF THE DAVID J. RANDOLPH AND NANCY B. RANDOLPH 2000 FAMILY TRUST DATED MAY 3, 2000

BY: [Signature]  
DAVID J. RANDOLPH, TRUSTEE

BY: [Signature]  
NANCY B. RANDOLPH, TRUSTEE

STATE OF CALIFORNIA

ss.

COUNTY OF

On March 1, 2006 before me, Michael Nixon personally appeared DAVID J. RANDOLPH AND NANCY B. RANDOLPH, AS TRUSTEES OF THE DAVID J. RANDOLPH AND NANCY B. RANDOLPH 2000 FAMILY TRUST DATED MAY 3, 2000 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 [Signature]

