

mTC-13365 KP

THIS SPACE RESERVED FOR RECORDER'S USE



M06-04087

Klamath County, Oregon

03/06/2006 03:03:51 PM

Pages 1 Fee: \$21.00

After recording return to:

John Bonner

3930 260th Street E 5115 Gross Road
Spanaway, WA 98387 Klamath Falls, OR
97603

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

John Bonner
3930 260th Street E Same as above
Spanaway, WA 98387

Escrow No. MT73365-KR
Title No. 0073365

SWD

STATUTORY WARRANTY DEED

Randy D. Bocchi and Suzanne E. Bocchi, as tenants by the entirety, Grantor(s) hereby convey and warrant to John Bonner, 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:

The W1/2 of the SE1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for ingress and egress over the North 20 feet of the NE1/4 of the SE1/4 of said Section 2.

Tax Account No: 4009-00200-01200-000

Key No: 91340

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 **\$825,000.00**.

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 3 day of March, 2006

Randy D. Bocchi
Randy D. Bocchi

Suzanne E. Bocchi
Suzanne E. Bocchi

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 3, 2006 by Randy D. Bocchi and Suzanne E. Bocchi.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

210