

MT-73142 DS

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-04220**

Klamath County, Oregon

03/08/2006 10:41:25 AM

Pages 2 Fee: \$26.00

After recording return to:

Mark W. Farmer, Trustee

P. O. Box 3125

ARNOLD, CA 95223

Until a change is requested all

tax statements shall be sent to

The following address:

Mark W. Farmer, Trustee

P. O. Box 3125

ARNOLD, CA 95223

Escrow No. MT73142-DS

Title No. 0073142

SWD

### STATUTORY WARRANTY DEED

**Warren E. Rix Jr. and Ellen R. Rix, Trustees of The Rix Family Trust Dated July 26, 1989**, Grantor(s) hereby convey and warrant to **Mark W. Farmer, Trustee of the Mark Farmer 2002 Trust**, 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:

Lots 45 and 46 of Block 28, TRACT NO. 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-017CB-08000-000

Key No: 237309

Tax Account No: 3507-017CC-03000-000

Key No: 237318

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 **\$27,000.00**.

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)).

2600

Dated this 24 day of FEBRUARY, 2006.

Warren E. Rix Jr. and Ellen R. Rix, Trustees of The Rix Family Trust Dated July 26, 1989

BY: Warren E. Rix Jr. Trustee  
Warren E. Rix, Jr., Trustee

BY: Ellen R. Rix Trustee  
Ellen R. Rix, Trustee

STATE OF CALIFORNIA

SS.  
COUNTY OF RIVERSIDE

On FEBRUARY 24, 2006 before me, NEDRA CARPENTER personally appeared Warren E. Rix Jr. and Ellen R. Rix, Trustees of The Rix Family Trust Dated July 26, 1989 ~~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 Nedra Carpenter

