

mtc-73485 LW

THIS SPACE RESI

M06-04240

Klamath County, Oregon

03/08/2006 02:47:44 PM

Pages 1 Fee: \$21.00



After recording return to:

Sharon Huber

171 Tasha View Way

El Cajon, CA 92021

Until a change is requested all
tax statements shall be sent to

The following address:

Sharon Huber

171 Tasha View Way

El Cajon, CA 92021

Escrow No. MT73425-LW

Title No. 0073425

SWD

STATUTORY WARRANTY DEED

RICHARD N. WEISBERG AND ELIZABETH ELAINE WEISBERG, TRUSTEES OF THE WEISBERG FAMILY TRUST, Grantor(s) hereby convey and warrant to **Sharon Huber**, 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 10 in Block 1, BELLA VISTA, TRACT NO. 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-007DC-01100-000

Key No: 806612

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 **\$80,000.00**.

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 24 day of February, 2006.

RICHARD N. WEISBERG AND ELIZABETH ELAINE WEISBERG, TRUSTEES OF THE WEISBERG FAMILY TRUST

BY: Richard N. Weisberg
RICHARD N. WEISBERG, TRUSTEE

BY: Elizabeth Elaine Weisberg
ELIZABETH ELAINE WEISBERG, TRUSTEE

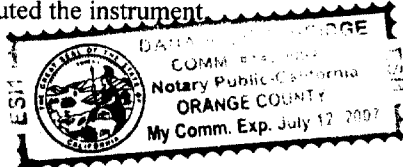
STATE OF CALIFORNIA

COUNTY OF Orange ss.

On February 24, 2006 before me, Maria A. Rodriguez personally appeared **RICHARD N. WEISBERG AND ELIZABETH ELAINE WEISBERG, TRUSTEES OF THE WEISBERG FAMILY TRUST** 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 signature(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 Maria A. Rodriguez



21.0