

MTT- 73044 TM

THIS SPACE RESERVED FOR RECORDER'S USE



M06-04261

Klamath County, Oregon

03/08/2006 03:09:21 PM

Pages 1 Fee: \$21.00

After recording return to:

WILLIAM R. SPIVEY

4441 DENVER AVENUE

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

WILLIAM R. SPIVEY

4441 DENVER AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT73044-TM

Title No. 0073044

SWD

STATUTORY WARRANTY DEED

ROBERT P. LINSE, TRUSTEE OF ROBERT P. LINSE, IRA, AN OREGON BUSINESS TRUST, Grantor(s) hereby convey and warrant to **WILLIAM R. SPIVEY and MELISSA D. SPIVEY, husband and wife,** 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:

Parcel 3 of Land Partition 23-95 situated in the SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within the right of way of Denver Avenue.

Tax Account No: 3909-011BC-00602-000

Key No: 881070

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 **\$120,600.00.**

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 7 day of March, 2006.

ROBERT P. LINSE, IRA, AN OREGON BUSINESS TRUST

BY: [Signature]
ROBERT P. LINSE, TRUSTEE

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 7, 2006 by ROBERT P. LINSE, AS TRUSTEE OF THE ROBERT P. LINSE, IRA, AN OREGON BUSINESS TRUST.



[Signature]
(Notary Public for Oregon)
commission expires 4-16-2008

21.00