

M06-04377

Klamath County, Oregon

03/10/2006 10:49:02 AM

Pages 1 Fee: \$21.00

After Recording Return to:

FRANKLIN C. KELLUM and SARAH J. KELLUM

3696 Broadway St. PMB23

North Bend, Or. 97459

Until a change is requested all tax statements

Shall be sent to the following address:

FRANKLIN C. KELLUM and SARAH J. KELLUM

3696 Broadway St. PMB23

North Bend, Or. 97459

WARRANTY DEED

(INDIVIDUAL)

PETER J. E. GONZALES and MARY ANNE GONZALES, husband and wife, herein called grantor, convey(s) to **FRANKLIN C. KELLUM and SARAH J. KELLUM, husband and wife**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 30, Block 21, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 033 MAP 3711-028D0 TL 01500 KEY# 398288

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$5,200.00**.

(here comply with the requirements of ORS 93.930)

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 **March 6, 2006**.

Peter J. E. Gonzales
PETER J. E. GONZALES

Mary Anne Gonzales
MARY ANNE GONZALES

STATE OF CALIFORNIA, County of *Riverside* ss.

On *March 7*, 2006 personally appeared the above named **PETER J. E. GONZALES and MARY ANNE GONZALES** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

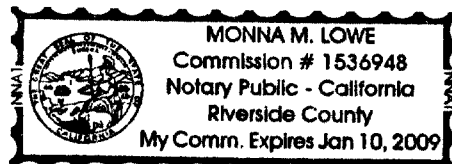
This document is filed at the request of:



**525 Main Street
Klamath Falls, OR 97601
Order No.: 00063008**

Before me: *Monna M. Lowe*
Notary Public for California
My commission expires: *01-10-09*

Official Seal



#21-A