



mtc- 7327 3UW
THIS SPACE RESERVE

M06-04787

Klamath County, Oregon

03/17/2006 10:14:54 AM

Pages 1 Fee: \$21.00

After recording return to:

ROBERT ANDRUS, JR.

8905 ROSCOMARE CT.

ELK GROVE, CA 95624

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

ROBERT ANDRUS, JR.

8905 ROSCOMARE CT.

ELK GROVE, CA 95624

Escrow No. MT73273-LW

Title No. 0073273

SWD

STATUTORY WARRANTY DEED

SUN FOREST CONSTRUCTION, LTD, an Oregon Corporation, Grantor(s) hereby convey and warrant to ROBERT ANDRUS, JR. and LISA K. ANDRUS, as tenants by the entirety, 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 1256, TRACT 1446, RUNNING Y RESORT PHASE 6, 3 ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-015BB-09000-000

Key No: 891385

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 \$101,850.00.

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)).

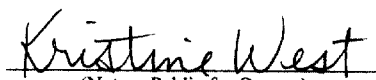
Dated this 9 day of March, 2006

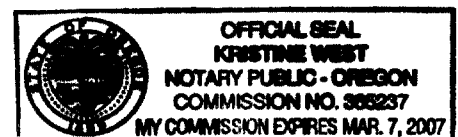
SUN FOREST CONSTRUCTION, LTD

BY: 
KENNETH HALL, VICE PRESIDENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 9, 2006 by KENNETH HALL AS VICE PRESIDENT OF SUN FOREST CONSTRUCTION, LTD.


(Notary Public for Oregon)
my commission expires 3/7/07



21.00