

M06-04878

Klamath County, Oregon

03/17/2006 03:46:21 PM

Pages 2 Fee: \$26.00

After Recording Return to:

MARC GRUPE and CYNTHIA GRUPE

4100 Summers Lane
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

Same as Above

ASPEN: 63110 MS

WARRANTY DEED

(INDIVIDUAL)

LEONARD E. SAUNDERS JR and MARGARET W. SAUNDERS, herein called grantor, convey(s) to MARC GRUPE and CYNTHIA GRUPE, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$170,335.00.

(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 15, 2006.

Le Saunders

LEONARD E. SAUNDERS JR

Margaret W Saunders
MARGARET W. SAUNDERS

STATE OF OREGON, County of Klamath) ss.

On March 17, 2006 personally appeared the above named LEONARD E. SAUNDERS JR AND MARGARET W. SAUNDERS as attorney in fact for Leonard E. Saunders Jr. and Margaret W. Saunders and acknowledged the foregoing instrument to be HIS voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063110

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

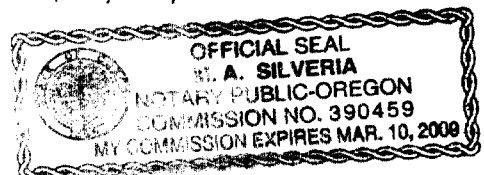


Exhibit A

\$26-A

Beginning at a point 2,292.62 feet South of the Southeast corner of the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 163.84 feet; thence West 250 feet; thence North 163.84 feet; thence East 250 feet to the place of beginning.

EXCEPT the Westerly 7 feet thereof.

ALSO EXCEPTING that portion lying within Summers Lane.

ALSO KNOWN AS Lot 36, SUMMERS PARK, Klamath County, Oregon.

EXCEPT the Westerly 7 feet thereof.

CODE 041 MAP 3909-010DA TL 04300 KEY #545422