



THIS SPACE RESERVED FOR RECORDER'S USE

M06-06251

Klamath County, Oregon

03/31/2006 02:56:50 PM

Pages 1 Fee: \$21.00

After recording return to:

JERRY HERMES

40325 BUNN WAY

Bonanza, OR 97623

Until a change is requested all

tax statements shall be sent to

The following address:

JERRY HERMES

40325 BUNN WAY

Bonanza, OR 97623

Escrow No. MT73728-DS

Title No. 0073728

SWD

STATUTORY WARRANTY DEED

E.E.WAGNER AND HELGA WAGNER, TRUSTEES OF THE WAGNER LIVING TRUST

DATED MAY 7, 2004, Grantor(s) hereby convey and warrant to **JERRY HERMES**, 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:

Tracts 118 and 119, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002AC-03900-000

Key No: 512948

Tax Account No: 3909-002AC-03901-000

Key No: 891421

*AND CHARLENE J. HERMES, AS TENANTS BY THE ENTIRETY

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 **\$145,000.00**.

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 22 day of MARCH, 06.

E.E.WAGNER AND HELGA WAGNER, TRUSTEES OF THE WAGNER LIVING TRUST DATED MAY 7, 2004

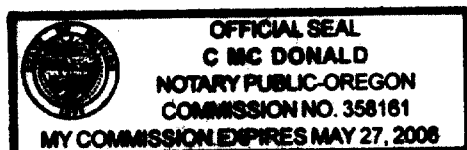
BY: [Signature]
E. E. Wagner, Trustee

BY: [Signature]
Helga Wagner, Trustee

State of Oregon

County of Jackson

This instrument was acknowledged before me on MARCH 22, 2006 by E.E.WAGNER AND HELGA WAGNER, TRUSTEES OF THE WAGNER LIVING TRUST DATED MAY 7, 2004.



[Signature]
(Notary Public for Oregon)