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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



DEREK T. LONG & ANDREW J. FRANCO  
400 W. RINCON AVE. #120  
CAMPBELL, CA 95008

Grantor's Name and Address

RONALD &amp; LYNN FREEMAN

P.O. BOX 4342

WEST HILLS, CA 91308

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

RONALD &amp; LYNN FREEMAN

P.O. BOX 4342

WEST HILLS, CA 91308

Until requested otherwise, send all tax statements to (Name, Address, Zip):

RONALD &amp; LYNN FREEMAN

P.O. BOX 4342

WEST HILLS, CA 91308

M06-07112

Klamath County, Oregon

04/12/2006 11:11:00 AM

Pages 1 Fee: \$26.00

SPACE RESERVED  
FOR  
RECORDER'S USE

## SPECIAL WARRANTY DEED

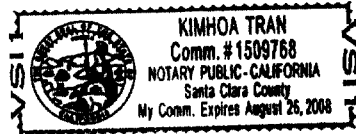
KNOW ALL BY THESE PRESENTS that DEREK THOMAS LONG AND ANDREW JAMES FRANCO

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by  
RONALD S. FREEMAN AND LYNN M. FREEMAN

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 40  
BLOCK 66  
FIFTH ADDITION TO NIMROD RIVER PARK

APN# R-3611-002CO-01300-000



(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2500.00

~~actual consideration consists of or includes the property or an interest or interests which is or are the whole or part of the (indicate which) consideration.~~ (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on MARCH 9, 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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.

DEREK THOMAS LONG

ANDREW JAMES FRANCO

STATE OF CALIFORNIA, County of Santa Clara ss.

This instrument was acknowledged before me on March 30, 2006

by DEREK THOMAS LONG AND ANDREW JAMES FRANCO--

This instrument was acknowledged before me on March 30, 2006 KUT

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon

My commission expires

California

August 26, 2008

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