

M06-07388

Klamath County, Oregon

04/14/2006 03:26:01 PM

Pages 2 Fee: \$26.00



After recording return to:
Stanley W. Fortner
1445 Lincoln Way
Auburn, CA 95603-5008

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

Stanley W. Fortner
1445 Lincoln Way
Auburn, CA 95603-5008

File No.: 7021-798822 (DMC)

Date: April 12, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Roger B. Crusier, as successor trustee under the "Ruth G. Humphrey Trust" dated August 20, 1981, Grantor, conveys and warrants to **Stanley W. Fortner**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 37 and 38 in Block 8 of Sprague River Valley Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$13,500.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

26

APN: R356233

Statutory Warranty Deed
- continued

File No.: 7021-798822 (DMC)
Date: 04/12/2006

Dated this 13TH day of APRIL, 2006.

Roger B. Cruser, as successor trustee under
the "Ruth G. Humphrey Trust" dated August
20, 1981

Roger B. Cruser
Roger B. Cruser, Successor Trustee

STATE OF California)
County of Merced)ss.
)

This instrument was acknowledged before me on this 13 day of April, 2006
by Roger B. Cruser as Successor Trustee of Roger B. Cruser, as successor trustee under the "Ruth G.
Humphrey Trust" dated August 20, 1981, on behalf of the Ruth G. Humphrey Trust.

Betty L. Robinson

Notary Public for California
My commission expires:

