



mtc-73888 LW

THIS SPACE RESERV

M06-07940

Klamath County, Oregon

04/24/2006 11:03:53 AM

Pages 2 Fee: \$26.00

After recording return to:

THOMAS GANDY

73-1005 Ahulani Street

KAILUA-KONA, HI 96740

Until a change is requested all

tax statements shall be sent to

The following address:

THOMAS GANDY

73-1005 Ahulani Street

KAILUA-KONA, HI 96740

Escrow No. MT73888-LW

Title No. 0073888

SWD

STATUTORY WARRANTY DEED

RAYMOND G. RICHART, SR. AND TEDDIE L. RICHART, TRUSTEES OF THE RICHART FAMILY TRUST, Grantor(s) hereby convey and warrant to **THOMAS GANDY**, 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 6, Block 35, TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-017BB-00300-000

Key No: 233599

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 **\$8,500.00**.

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)).

2600

Dated this 18 day of APRIL, 06.

RAYMOND G. RICHART, SR. AND TEDDIE L. RICHART, TRUSTEES OF THE RICHART FAMILY TRUST

BY: Raymond G. Richart Sr.
RAYMOND G. RICHART, SR., TRUSTEE

BY: Teddie L. Richart
TEDDIE L. RICHART, TRUSTEE

STATE OF Utah
~~CALIFORNIA~~

SS.

COUNTY OF Fron

On April 18, 2006 before me, Justin Seegmiller personally appeared RAYMOND G. RICHART, SR. AND TEDDIE L. RICHART, TRUSTEES OF THE RICHART FAMILY TRUST personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Justin Seegmiller

