

M06-07992

Klamath County, Oregon

04/24/2006 03:26:46 PM

Pages 1 Fee: \$21.00

After recording return to:
WESTERN TITLE
P.O. BOX 2879
LA PINE, OR 97739

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

JEFFERY D. & VIKTORIJA K. GINTER
14455 NW PIONEER PARK WAY
BEAVERTON, OR 97006

1st 792372

STATUTORY SPECIAL WARRANTY DEED

UNIVERSITY OF OREGON FOUNDATION, an Oregon non-profit corporation, Grantor,
conveys and specially warrants to

JEFFERY D. GINTER & VIKTORIJA K. GINTER, Grantee,

the following described real property in the State of Oregon and County of
KLAMATH free of encumbrances created or suffered by the Grantor, except as
specifically set forth herein:

LOT 17 IN BLOCK 2 TRACT 1098-SPLIT RAIL RANCHOS, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

Tax Account No(s): 138602
Map/Tax Lot No(s): 231035B8900

This property is free of encumbrances created or suffered by the Grantor,
EXCEPT:

The true consideration for this conveyance is \$ 61,500.00.

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)).

Dated this 20 day of APRIL, 2006.

UNIVERSITY OF OREGON FOUNDATION

BY:

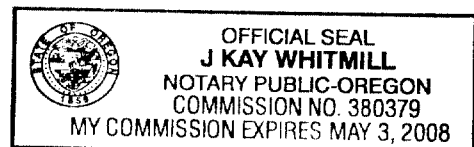
Jason Davis
JASON DAVIS,
SFO

STATE OF OREGON, COUNTY OF LANE) SS.

This instrument was acknowledged before me on April 20, 2006 by UNIVERSITY OF
OREGON FOUNDATION.

J. Kay Whitmill
(Notary Public for Oregon)
My commission expires May 3, 2008

TITLE NO. 792372
ESCROW NO. 14-0019506



JK