

M06-08277

Klamath County, Oregon

04/27/2006 11:39:27 AM

Pages 1 Fee: \$21.00

After Recording Return to:

**LARRY BROWN
28576 HAMM ROAD
EUGENE, OR. 97406**

Until a change is requested all tax statements

Shall be sent to the following address:

**LARRY BROWN and CARIE BROWN
28576 HAMM ROAD
EUGENE, OR. 97406**

ASPEN: 63259 SH

**WARRANTY DEED
(INDIVIDUAL)**

DAVID L. PRUDEN, TRUSTEE and KATSUKO PRUDEN, TRUSTEE OF THE DAVID L. PRUDEN and KATSUKO PRUDEN FAMILY TRUST CREATED ON JUNE 28, 1993, herein called grantor, convey(s) to **LARRY BROWN and CARIE BROWN**, tenants by the entirety, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 3, Block 6, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 221 MAP 3512-035CO TL 00300 KEY #294032


and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

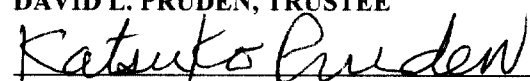
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$5,750.00**.
(here comply with the requirements of ORS 93.930)

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 **APRIL 25**, 2006.



DAVID L. PRUDEN, TRUSTEE


KATSUKO PRUDEN, TRUSTEE


STATE OF CALIFORNIA, County of **Solano** ss.

On **APRIL 25**, 2006 personally appeared the above named **DAVID L. PRUDEN and KATSUKO PRUDEN** and acknowledged the foregoing instrument to be **THEIR** voluntary act and deed.

This document is filed at the request of:



**525 Main Street
Klamath Falls, OR 97601
Order No.: 00063259**

Before me: **Michele Davis** 
Notary Public for CALIFORNIA
My commission expires: **August 1, 2008**

Official Seal

