

MTZ-74180

M06-08945

Klamath County, Oregon

05/05/2006 03:32:29 PM

Pages 2 Fee: \$26.00

After recording return to:
WESTERN TITLE & ESCROW COMPANY
255 SW COAST HWY, STE 100/PO BOX 1006
NEWPORT, OR 97365

Until a change is requested all tax statements
shall be sent to the following address:
DARREL D. SAX
132 FRED TAYLOR RD
SILETZ, OR 97380

WARRANTY DEED -- STATUTORY FORM

REGIS G. DUGUE and RUTH A. DUGUE, Grantor,

conveys and warrants to

DARREL D. SAX and ELLEN E. OLSON SAX, as tenants by the entirety, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:


Tax Account No(s): 165760
Map/Tax Lot No(s): 2607-001c0-09400-000


This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$18,000.00 .

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)).

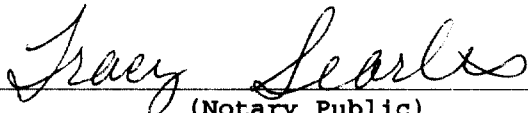
Dated this 26th day of April, 2006.


REGIS G. DUGUE

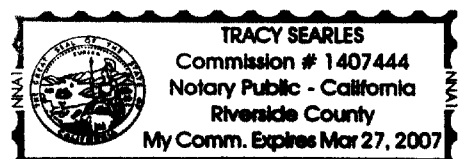

RUTH A. DUGUE

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE) SS.

This instrument was acknowledged before me on April 26th, 2006 by ^{Regis} R.G. DUGUE
and RUTH A. DUGUE.


(Notary Public)
My commission expires 03-27-2007

TITLE NO. 20-0074206
ESCROW NO. 20-0074206



26.0

**Lot 6 in Block 7 of Tract 1123, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.**

Tax Account No: 2607-001C0-09400-000

Key No: 165760