

M06-09219

Klamath County, Oregon

05/09/2006 01:44:49 PM

Pages 1 Fee: \$21.00

After Recording Return to:

RANDOLPH D. VANCE

3937 Spencer St. #114
Las Vegas, NV 89119

Until a change is requested all tax statements

Shall be sent to the following address:

RANDOLPH D. VANCE

Same as above

ASPEN:63289 MS

WARRANTY DEED

(INDIVIDUAL)

RUSSELL E. PETERSON and EDITH ANNE PETERSON, herein called grantor, convey(s) to RANDOLPH D. VANCE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 20, Block 1, 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 3512-035BO TL 02500 KEY #293792

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 \$6,000.00.
(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 27, 2006.

Russell E. Peterson

RUSSELL E. PETERSON

Edith Anne Peterson

EDITH ANNE PETERSON

STATE OF CALIFORNIA, County of Kern) ss.

On 4/29/06, 2006 personally appeared the above named RUSSELL E. PETERSON and EDITH ANNE PETERSON and acknowledged the foregoing instrument to be their voluntary act and deed.

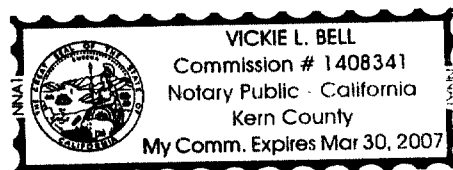
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063289

Before me: *Vickie L. Bell*
Notary Public for California
My commission expires: 3/30/07

Official Seal



#21-A