



After recording return to:  
Karla Strutz  
PO Box 455  
Somerset, CA 95684

Until a change is requested all tax statements  
shall be sent to the following address:  
Karla Strutz  
PO Box 455  
Somerset, CA 95684

File No.: 7064-807087 (MG)  
Date: April 25, 2006

**M06-09353**

Klamath County, Oregon

05/10/2006 12:08:37 PM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Richard C. Helmer and Janye Victoria Helmer, Trustees, or a Successor Trustee, of the Richard and Jayne Helmer Trust, dated June 3, 2005**, Grantor, conveys and warrants to **Karla Strutz**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 6 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.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$75,000.00**. (Here comply with requirements of ORS 93.030)

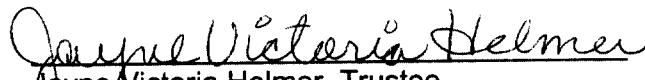
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 ORS 197.352.

26. F

Dated this 28 day of APRIL, 2006.

Richard C. Helmer and Janye Victoria  
Helmer, Trustees, or a Successor Trustee, of  
the Richard and Jayne Helmer Trust, dated  
June 3, 2005

  
Richard C. Helmer, Trustee

  
Janye Victoria Helmer, Trustee

STATE OF Oregon )  
 )ss.  
County of DESCHUTES )

This instrument was acknowledged before me on this 28 day of APRIL, 2006  
by as of Richard C. Helmer and Janye Victoria Helmer, Trustees, or a Successor Trustee, of the Richard  
and Jayne Helmer Trust, dated June 3, 2005, on behalf of the TRUST AGREEMENT

  
Notary Public for Oregon

My commission expires: 7/18/08