

mtc-74438 LW

THIS SPACE RESEF

M06-09528

Klamath County, Oregon

05/11/2006 03:05:52 PM

Pages 1 Fee: \$21.00



After recording return to:

STEVEN N. GWIN

17472 SW JAY STREET

BEAVERTON, OR 97006

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

STEVEN N. GWIN

17472 SW JAY STREET

BEAVERTON, OR 97006

Escrow No. MT74438-LW

Title No. 0074438

SWD

STATUTORY WARRANTY DEED

EDWARD A. RICE, Grantor(s) hereby convey and warrant to STEVEN N. GWIN and JUDITH A. GWIN, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 23, Block 34, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3510-028A0-02100-000

Key No: 271805

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$8,500.00.

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 5-9-06 day of May, 2006

Signature of Edward A. Rice

EDWARD A. RICE

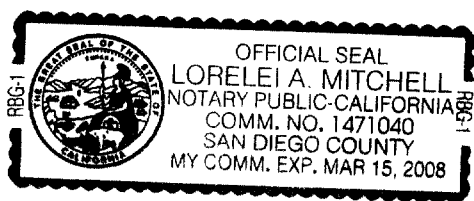
STATE OF CALIFORNIA

COUNTY OF San Diego ss.

On May 9, 2006 before me, Lorelei A. Mitchell, Notary Public personally appeared EDWARD A. RICE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lorelei A. Mitchell



21.00