

M06-10131

Klamath County, Oregon

05/19/2006 10:59:49 AM

Pages 1 Fee: \$21.00

After Recording Return to:

JOHN L. MERRIMAN, TRUSTEE

P.O. Box 718

CHILQUIN OR 97624

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ASPEN: 63319 MS

**WARRANTY DEED**

(INDIVIDUAL)

CARROL LE BEAU, herein called grantor, convey(s) to JOHN L. MERRIMAN, TRUSTEE OF THE JOHN MERRIMAN 1995 REVOCABLE TRUST, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 26 and the South 30 feet of Lot 27, PONDEROSA PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 012 MAP 3507-003AB TL 00700 KEY #221325

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 \$35,000.00.  
(here comply with the requirements of ORS 93.930)

*9A*  
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 May 19, 2006.

*Carrol Le Beau*  
CARROL LE BEAU

STATE OF OREGON, County of Klamath) ss.

On May 19, 2006 personally appeared the above named CARROL LE BEAU and acknowledged the foregoing instrument to be her voluntary act and deed.

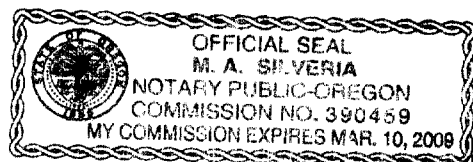
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063319

Before me: *M. A. Silveria*  
Notary Public for Oregon  
My commission expires: 3/10/09

Official Seal



*\$21.4*