

M06-10268

Klamath County, Oregon

05/22/2006 11:36:35 AM

Pages 1 Fee: \$21.00

After Recording Return to:

DAVID BRUCE

101 Last Ave.
Richmond, CA 94801

Until a change is requested all tax statements

Shall be sent to the following address:

DAVID BRUCE

ASPEN: 63321 SH

WARRANTY DEED
(INDIVIDUAL)

ROBERT L. TATE and JANE' I. TATE, herein called grantor, convey(s) to **DAVID BRUCE**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 41, Block 20, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 033 MAP 3711-027B0 TL 03600 KEY# 396066

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 **\$15,000.00**.
(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 MAY 5, 2006.

Robert L. Tate

ROBERT L. TATE

Jane' I. Tate

JANE' I. TATE

STATE OF OREGON, County of **KLAMATH**) ss.

On MAY 5, 2006 personally appeared the above named **ROBERT L. TATE and JANE' I. TATE** 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.: 00063321

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: 2-19-2010

Official Seal



\$21 A