

M06-11018

Klamath County, Oregon

05/31/2006 02:48:24 PM

Pages 2 Fee: \$26.00

After Recording Return to:

DENNIS B. LINTHICUM and DIANE E. LINTHICUM

36590 HWY. 140 EAST

BEATTY, OR. 97621

Until a change is requested all tax statements

Shall be sent to the following address:

DENNIS B. LINTHICUM and DIANE E. LINTHICUM

36590 HWY. 140 EAST

BEATTY, OR. 97621

Aspen: 63292 stt

WARRANTY DEED

(INDIVIDUAL)

HAROLD E. HENDRIX, herein called grantor, convey(s) to DENNIS B. LINTHICUM and DIANE E. LINTHICUM, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$105,000.00.
(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 10, 2006.


HAROLD E. HENDRIX

STATE OF OREGON, County of KLAMATH) ss.

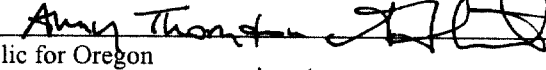
On May 11, 2006 personally appeared the above named HAROLD E. HENDRIX

and acknowledged the foregoing instrument to be HIS voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063292

Before me: 
Notary Public for Oregon
My commission expires: 10/14/2007

Official Seal

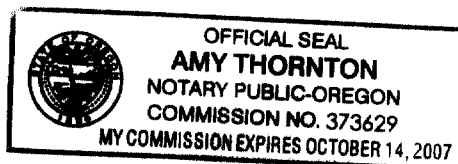


Exhibit A

Lot 6, Block 2, Tract No. 1201, WILLIAMSON RIVER PINES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/40th interest in Lot 4, Block 2 of said Tract 1201, WILLIAMSON RIVER PINES, Klamath County, Oregon.

CODE 138 MAP 3407-034AO TL 01300 KEY #700628