

M06-11096

Klamath County, Oregon

06/01/2006 11:57:42 AM

Pages 3 Fee: \$31.00



After recording return to:
Keith Michael Thompson
PO Box 14204
Oakland, CA 94614

Until a change is requested all tax statements
shall be sent to the following address:
Keith Michael Thompson
PO Box 14204
Oakland, CA 94614

File No.: 7021-821556 (ALF)
Date: May 09, 2006

THIS SPACE RESERVED FOR RECORDING USE

STATUTORY WARRANTY DEED

Donald P. McQuarie and Ruth Joan McQuarie, Trustees of the McQuarie Family Trust, dated January 27, 1997, Grantor, conveys and warrants to Keith Michael Thompson and David Robert Thompson and Elizabeth Jane Thompson not as tenants in common but with full rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 5 and 6 Block 20, First Addition to Ferguson Mountain Pines, according to the official plat thereof on file in the office of the County Clerk, 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 **\$5,000.00**. (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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

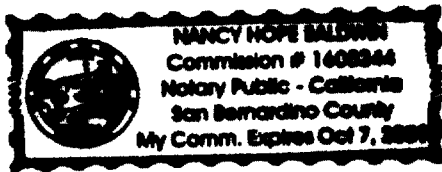
State of California

County of SAN BERNARDINO } ss.

On MAY 30 2006, before me, NANCY HOPE BALDWIN
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared DONALD P. McQUARIE & RUTH JOAN McQUARIE
Name(s) of Signer(s)

☐ personally known to me
☒ 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/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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.

Nancy Hope Baldwin
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

APN: R298760

Statutory Warranty Deed
- continued

File No.: 7021-821556 (ALF)
Date: 05/09/2006

Dated this 30th day of May, 2006.

Donald P. McQuarie and Ruth Joan
McQuarie, Trustees of the McQuarie Family
Trust, dated January 27, 1997

Donald P. McQuarie, Trustee
Donald P. McQuarie, Trustee

Ruth Joan McQuarie, Trustee
Ruth Joan McQuarie, Trustee

STATE OF CALIFORNIA)
County of SAN BERNARDINO)ss.

This instrument was acknowledged before me on this 30th day of MAY, 2006
by as of Donald P. McQuarie and Ruth Joan McQuarie, Trustees of the McQuarie Family Trust, dated
January 27, 1997, on behalf of the .

Nancy Hope Baldwin
Notary Public ~~for~~ NANCY Hope Baldwin
My commission expires: Oct 7, 2009