

MTc 74995

M06-12002

Klamath County, Oregon

06/13/2006 09:30:39 AM

Pages 1 Fee: \$21.00

## WARRANTY DEED -- STATUTORY FORM

JACK PINE ACRES, INC, an Oregon Corporation, Grantor,

conveys and warrants to

TERRELL G. LEE and LOREEN ROSS-LEE, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

The SE 1/4 NE 1/4 of Section 36, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No(s): 151613

Map/Tax Lot No(s): 2409-03600-00800

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$37,500.00 .

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, 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.

Dated this 6<sup>th</sup> day of June, 2006.

JACK PINE ACRES, INC

BY: Duane Brentano  
DUANE BRENTANO,  
PRESIDENT

STATE OF OREGON, COUNTY OF MARION ) SS.

This instrument was acknowledged before me on June 6, 2006 by DUANE BRENTANO AS PRESIDENT JACK PINE ACRES, INC..

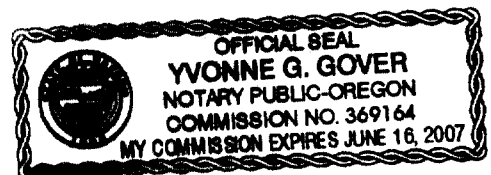
Yvonne G. Gover  
(Notary Public for Oregon)

My commission expires 06-16-2007  
STATE OF OREGON  
COUNTY OF MARION

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

TERRELL G. & LOREEN ROSS-LEE  
3400Q Powell Hills Loop  
Shed, OR. 97377



TITLE NO. 14-0032806  
ESCROW NO. 14-0032806

21.00