

M06-12066

Klamath County, Oregon

06/13/2006 02:38:29 PM

Pages 1 Fee: \$21.00

After Recording Return to:

RONALD S. FREEMAN and LYNN M. FREEMAN

P.O. Box 4342
West Hills, Ca. 91308

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ASPEN: 63399 MS

WARRANTY DEED
(INDIVIDUAL)

WESTSTAR LOAN SERVICING INC, herein called grantor, convey(s) to RONALD S. FREEMAN and LYNN M. FREEMAN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 13, Block 28, Tract No. 1113, OREGON SHORES UNIT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 138 MAP 3507-017CC TL 02500 KEY# 236907

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 \$9,500.00.
(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 17, 2006.

WESTSTAR LOAN SERVICING INC

BY: Christie Ertan

STATE OF Nevada, County of Clark ss.

On June 7, 2006 personally appeared the above named Christie Ertan as manager of WESTSTAR LOAN SERVICING INC and acknowledged the foregoing instrument to be voluntary act and deed.

This document is filed at the request of:



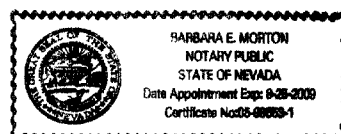
525 Main Street
Klamath Falls, OR 97601
Order No.: 00063399

Before me: Barbara E. Morton

Notary Public for Oregon Nevada

My commission expires:

Official Seal



#21-A