

M06-12246

Klamath County, Oregon

06/15/2006 09:38:23 AM

Pages 1 Fee: \$21.00

After Recording Return to:

EDWARD S. HORVATH JR. and AMANDA L. HORVATH

P.O. Box 1171

Chiloquin, OR 97624

Until a change is requested all tax statements

Shall be sent to the following address:

EDWARD S. HORVATH JR. and AMANDA L. HORVATH

Same as above

Aspen: 63479 MS

WARRANTY DEED
(INDIVIDUAL)

JOHN MERRIMAN, TRUSTEE OF THE
JOHN MERRIMAN 1995 REVOCABLE TRUST, herein called grantor, convey(s) to EDWARD S. HORVATH
JR. and AMANDA L. HORVATH, husband and wife, herein called grantee, all that real property situated in the
County of KLAMATH, State of Oregon, described as:

Lot 26 and the South 30 feet of Lot 27, PONDEROSA PARK, according to the official plat thereof on file in
the office of the Clerk of Klamath County, Oregon.

CODE 012 MAP 3507-003AB TL 00700 KEY# 221325

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 \$59,000.00.
(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 June 13, 2006.

JOHN MERRIMAN 1995 REVOCABLE TRUST

JOHN MERRIMAN, TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On June 14, 2006 personally appeared the above named JOHN MERRIMAN, TRUSTEE
OF THE JOHN MERRIMAN 1995 REVOCABLE TRUST 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.: 00063479

Before me: M.A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

