



THIS SPACE RESE

M06-12647

Klamath County, Oregon

06/20/2006 03:10 PM

Pages 1 Fee: \$21.00

After recording return to:

RICHARD HOLGATE

55404 DELTA ROAD

BLUE RIVER, OR 97413

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

RICHARD HOLGATE

55404 DELTA ROAD

BLUE RIVER, OR 97413

Escrow No. MT74660-LW

Title No. 0074660

SWD

MT74660-LW

STATUTORY WARRANTY DEED

JOHN A. FUCHS, Grantor(s) hereby convey and warrant to **RICHARD HOLGATE and ANNETTE HOLGATE, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1

The NW1/4 of the NW1/4 of the NW1/4, Section 20, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The SW1/4 of the NW1/4 of the NW1/4, Section 20, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3010-02000-00400-000

Key No: 102926

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$70,000.00**.

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 this 9th day of June, 2006.

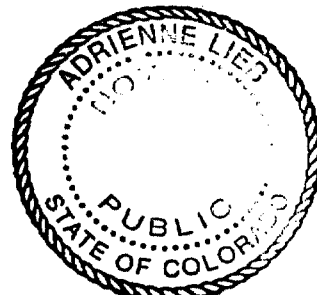
John A. Fuchs
JOHN A. FUCHS

State of Colorado
County of El Paso

This instrument was acknowledged before me on June 9, 2006 by JOHN A. FUCHS.

Adrienne Lied

(Notary Public)



My Commission Expires 02/05/2008

2100