

M06-12658

Klamath County, Oregon

06/20/2006 03:27:23 PM

Pages 1 Fee: \$21.00

AFTER RECORDING RETURN TO:

Michael Ratliff
905 Main Street, Ste 20
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Richard A. Waibel
48228 Grape Vine Lane
Big Stone City, SD 57216

GRANTEE'S NAME AND ADDRESS:

George Macaluso
P.O. Box 72
Merrill, OR 97633

SEND TAX STATEMENTS TO:

George Macaluso
P.O. Box 72
Merrill, OR 97633

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD A. WAIBEL, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **GEORGE MACALUSO**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LOT 8 IN BLOCK 4 OF TERWILLIGER ADDITION TO THE CITY OF MERRILL,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except (none), and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$180,000.00.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of June, 2006; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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)).

Richard A. Waibel

STATE OF South Dakota County of Grant) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 15th day of June, 2006, by Richard A. Waibel.

KARLENE WOLLSCHLAGER
NOTARY PUBLIC FOR South Dakota
My Commission expires: 3/8/2012

