

M06-13225

Klamath County, Oregon

06/28/2006 03:50:34 PM

Pages 2 Fee: \$26.00



After recording return to:
George C. Merhoff, Jr. and Joy L.
Merhoff

2527 Fairway Dr
City, 97601

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

George C. Merhoff, Jr. and Joy L.
Merhoff

Address as shown above.

File No.: 7021-770625 (MTA)

Date: April 10, 2006

THIS SPA

STATUTORY WARRANTY DEED

FREDERICK W. FAHNER and JESSIE P. FAHNER, TRUSTEES OF THE 1996 FAHNER FAMILY TRUST REVOCABLE LIVING TRUST AGREEMENT, Grantor, conveys and warrants to **GEORGE C. MERHOFF, JR. and JOY L. MERHOFF, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 11 Tract 1274, Juniper Ridge, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.


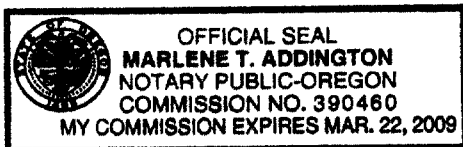
This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$625,000.00**. (Here comply with requirements of ORS 93.030)

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 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 ORS 197.352.

26-F

Dated this 27th day of June, 2006.Frederick W. Fahner and Jessie P Fahner,
Trustees of the 1996 Fahner Family Trust
Revocable Living Trust Agreement
Frederick W. Fahner, Trustee
Jessie P. Fahner, TrusteeSTATE OF Oregon)
)ss.
County of Klamath)This instrument was acknowledged before me on this 27th day of June, 2006
by Frederick W. Fahner and Jessie P. Fahner as Trustees of 1996 Fahner Family Trust Revocable living
Trust Agreement, on behalf of the Truste.
Notary Public for Oregon
My commission expires: March 22, 2009