

M06-13354

Klamath County, Oregon

06/30/2006 10:48:38 AM

Pages 1 Fee: \$21.00

After Recording Return to:

VICTORIA CB TREES

P.O. BOX 1936

KLAMATH FALLS, OR. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

VICTORIA CB TREES

P.O. BOX 1936

KLAMATH FALLS, OR. 97601

ASPEN: 0357754
WARRANTY DEED
(INDIVIDUAL)

DAVID E. WELCH and NANCY A. WELCH, herein called grantor, convey(s) to **VICTORIA CB TREES**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 3, Block 8, Tract No. 1019, WINEMA PENINSULA, UNIT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 138 MAP 3407-027CB TL 00300 KEY #195121

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 **\$20,000.00**.
(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 28, 2006.

David E. Welch
DAVID E. WELCH

Nancy A. Welch
NANCY A. WELCH

STATE OF IDAHO, County of Idaho) ss.

On JUNE 28th, 2006 personally appeared the above named **DAVID E. WELCH and NANCY A. WELCH** and acknowledged the foregoing instrument to be **THEIR** voluntary act and deed.

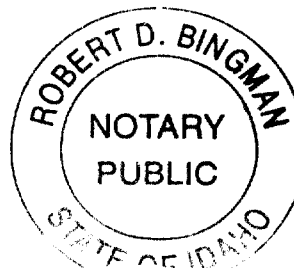
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063577

Before me: Robert D. Bingham
Notary Public for IDAHO
My commission expires: 2-1-09

Official Seal



#21-A