

MTC 74994

M06-13453

Klamath County, Oregon

06/30/2006 03:40:31 PM

Pages 2 Fee: \$26.00

## WARRANTY DEED -- STATUTORY FORM

THE CARLISLE GROUP, LLC, an Oregon Limited Liability Company,  
Grantor,

conveys and warrants to

THOMAS J. KLINE and BARBARA KLINE, husband and wife, Grantee,

the following described real property, free of encumbrances except as  
specifically set forth herein, to wit:

LOT 25 IN BLOCK 6 WAGON TRAIL ACREAGES NUMBER ONE SECOND ADDITION  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY OREGON

Tax Account No(s): 128784

Map/Tax Lot No(s): 2309001C006400-000

This property is free from encumbrances, EXCEPT: All those items of record, if  
any, as of the date of this deed, including any real property taxes due, but  
not yet payable.

The true consideration for this conveyance is \$94,000.00 .

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, 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.

Dated this 27<sup>th</sup> day of June, 2006.

THE CARLISLE GROUP, LLC

BY:

RICHARD R. CARLISLE,  
MANAGING MEMBER

BY:

~~WENDY CARLISLE,~~  
~~MEMBER~~

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

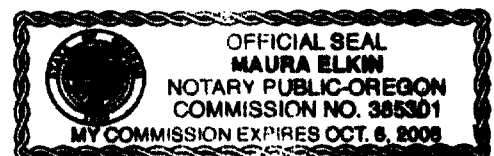
This instrument was acknowledged before me on June 27, 2006 by THE CARLISLE  
GROUP, LLC BY: RICHARD R. CARLISLE AS MANAGING MEMBER.

(Notary Public for Oregon)

My commission expires OCT 6, 2008

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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



26.00

WARRANTY DEED -- STATUTORY FORM

06/26/06

THOMAS J. KLINE AND BARBARA KLINE  
20225 TUMALO RD  
BEND, OR 97701

TITLE NO. 74994  
ESCROW NO. 14-0033006

Unofficial  
Copy