

**M06-13482**

Klamath County, Oregon

07/03/2006 11:35:35 AM

Pages 1 Fee: \$21.00

MT74677-LW

After recording return to:

RICHARD P. WARE**5753-6 SANTA ANA CANYON ROAD #369****ANAHEIM HILLS, CA 92807**

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

RICHARD P. WARE**5753-6 SANTA ANA CANYON ROAD #369****ANAHEIM HILLS, CA 92807**Escrow No. MT74677-LWTitle No. 0074677

SWD

STATUTORY WARRANTY DEED

HAROLD H. WEGENER and AIDA J. WEGENER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RICHARD P. WARE and ROCHELLE S. WARE, 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:

Lot 1011, RUNNING Y RESORT, PHASE 12, TRACT 1423, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-009C0-03400-000

Key No: 890078

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$145,000.00**.

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 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.

Dated this 28 day of June, 2006

Harold H. Wegener
HAROLD H. WEGENER

Aida J. Wegener
AIDA J. WEGENER

STATE OF CALIFORNIA

COUNTY OF Yolo

ss.

On June 28, 2006 ^{de 6/28/06} before me, Laura Christensen, Notary Public personally appeared HAROLD H. WEGENER and AIDA J. WEGENER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Laura Christ