

MTC 75094-LW

THIS SPACE RESE

M06-13764

Klamath County, Oregon

07/07/2006 02:33:08 PM

Pages 1 Fee: \$21.00



After recording return to:

HOLGER HELLMANN

P. O. BOX 13017

LAS VEGAS, NV 89112

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

HOLGER HELLMANN

P. O. BOX 13017

LAS VEGAS, NV 89112

Escrow No. MT75094-LW

Title No. 0075094

SWD

STATUTORY WARRANTY DEED

LEE A VANWINKLE and ELIZABETH A VANWINKLE, as tenants by the entirety, Grantor(s) hereby convey and warrant to HOLGER HELLMANN, 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 23 in Block 28 of TRACT NO. 1113, OREGON SHORES SUBDIVISION, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-017CC-01500-000

Key No: 236881

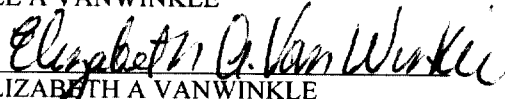
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:
2006-2007 Real Property Taxes a lien not yet due and payable.

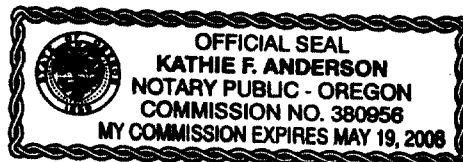
The true and actual consideration for this conveyance is \$12,000.00.

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 3rd day of July, 2006


LEE A VANWINKLE

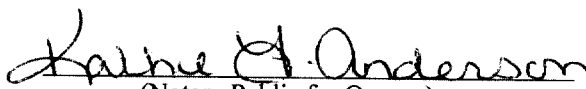

ELIZABETH A VANWINKLE



State of Oregon

County of Clackamas

This instrument was acknowledged before me on 07-03-06, 2006 by LEE A VANWINKLE and ELIZABETH A VANWINKLE.


(Notary Public for Oregon)

My commission expires 5/19/08

21.00