

M06-14868

Klamath County, Oregon

07/24/2006 03:53:55 PM

Pages 2 Fee: \$26.00

After Recording Return to:

CHARLES AND DEBBIE MARINO &
NANCY HENDRICKS

9040 Highway 140 East
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ASPEN: 63586MS

WARRANTY DEED

(INDIVIDUAL)

LINDA MC CURTER COLLINS, TRUSTEE FOR THE LINDA MC CURTER COLLINS REVOCABLE LIVING TRUST, herein called grantor, convey(s) to CHARLES MARINO and DEBBIE MARINO, tenants by the entirety and NANCY HENDRICKS, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$735,000.00.
(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 July 17, 2006.

LINDA MC CURTER COLLINS REVOCABLE
TRUST DATED MARCH 13, 2002

Linda McCurter Collins
LINDA MCCURTER COLLINS, TRUSTEE

STATE OF FLORIDA, County of St. Lucie) ss.

On July 18, 2006 personally appeared the above named LINDA MC CURTER COLLINS and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063586

Before me:

Notary Public for Florida

My commission expires: March 23, 2010

Official Seal

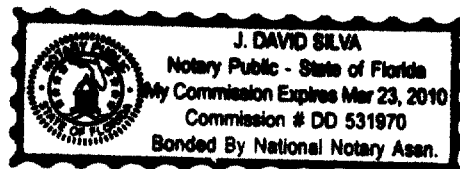


Exhibit A

All that portion of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the Southerly right of way line of State Highway #140 (Klamath Falls-Lakeview Highway).

SAVING AND EXCEPTING that portion of the NW 1/4 of the SW 1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the Southerly right of way line of State Highway 140, as the same is presently located and constructed and Easterly of the following described line:

Beginning at a point on the Southerly right of way line of State Highway 140, from which point the quarter section corner common to Sections 5 and 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 32° 03' 15" East, 3316.9 feet distant; thence South 30° 04' 55" West, 724.50 feet to a point; thence South 531.50 feet, more or less, to a point on the South line of said NW 1/4 of the SW 1/4 of said Section 8.

CODE 162 MAP 3910-008CO TL 00400 KEY #592237

Unofficial
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