

M06-14999

Klamath County, Oregon

07/26/2006 08:22:37 AM

Pages 1 Fee: \$21.00

After Recording Return to:

FREDERICK J. VERTEL TRUSTEE

36730 So. CHILOQUIN RD.
CHILOQUIN, OR 97624

Until a change is requested all tax statements

Shall be sent to the following address:

FREDERICK J. VERTEL TRUSTEE

Same as above

Aspen: 63690 MS

WARRANTY DEED
(INDIVIDUAL)

JOHN ELLIOTT and LOUDEAN L. ELLIOTT, herein called grantor, convey(s) to FREDERICK J. VERTEL OR HIS SUCCESSOR TRUSTEE OF THE FREDERICK J. VERTEL & THOMAS VERTEL CHARITABLE REMAINDER UNITRUST- ONE, DATED AUGUST 17, 2005, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 2 of Land Partition 37-98, being Lots 2 and 3 of "Tract 1285, MALLARD BAY", situated in the SE 1/4 of the SW 1/4 and Government Lot 4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

CODE 138 MAP 3407-031CO TL 00701 KEY #884770

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 \$75,000.00.
(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 21, 2006.



JOHN ELLIOTT



LOUDEAN L. ELLIOTT


STATE OF OREGON, County of Klamath) ss.

On July 25, 2006 personally appeared the above named JOHN ELLIOTT and LOUDEAN L. ELLIOTT 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.: 00063690

Before me: 
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

