

21.00
MTC 76053

QUALITY FINANCIAL PLANNING, INC
1101 16TH ST
SPRINGFIELD, OR 97477

Grantor's Name and Address

TOBY ROSS
3880 FOWLER RD
WEST SACRAMENTO, CA 95691

Grantee's Name and Address

After recording return to:
EVERGREEN LAND TITLE CO.
P.O. BOX 931
SPRINGFIELD, OR 97477

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

SAME AS GRANTEE

2006-015501

Klamath County, Oregon



00000109200600155010010014

08/01/2006 03:24:04 PM

Fee: \$21.00

TITLE NO. 0076053

ESCROW NO. SP06-19324

TAX ACCT. NO. 3909-001DB-0100-000

MAP NO. KEY NO 510272 CODE 43

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

KNOW ALL MEN BY THESE PRESENTS, That QUALITY FINANCIAL PLANNING, INC. DEFINED BENEFIT
PENSION PLAN, AN OREGON CORPORATION

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
TOBY ROSS and JO DUTHIE

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs,
successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging
or appertaining, situated in the County of LANE and State of Oregon, described as follows, to-wit:

PARCEL 3 OF LAND PARTITION 42-02, SITUATED IN THE SE 1/4 OF SECTION 1,
TOWNSHIP 39, SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH
COUNTY, OREGON.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is
lawfully seized in fee simple of the above granted premises, free from all encumbrances except
Except 2006-2007 real property taxes, a lien not yet due or payable.
Subject to any and all easements, restrictions and covenants of record

***As part of an IRC Section 1031 Tax Deferred Exchange
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful
claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 220,000.00.***

*However, the actual consideration consists of or includes other property or value given or promised which is (the
whole/part of the) consideration (indicate which).* (The sentence between the symbols *, if not applicable should be
deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes
shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of July
2006; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto
by order of its board of directors.

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, TO DETERMINE ANY LIMITS ON LAWSUITS
AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY
OWNERS IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

QUALITY FINANCIAL PLANNING, INC

BY: J. Scott McKee
J SCOTT MCKEE

STATE OF OREGON, COUNTY OF Lane)ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 28, 2006, BY J SCOTT MCKEE, AS

Trustee of Quality Financial Planning Def Brd Plan
CEO Quality Financial Planning
My commission expires July 14 2009

Sharon A. Wright

