

ES NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



BRUCE A. CROUNSE
Grantor's Name and Address

2006-015894
Klamath County, Oregon



SPACE RESE
FOR
P

08/08/2006 10:11:55 AM

Fee: \$26.00

After recording, return to (Name, Address, Zip):
MICHAEL T. CROUNSE
1101 KANE ST.
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
MICHAEL T. CROUNSE
1101 KANE ST.
KLAMATH FALLS, OR 97603

o/c

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that BRUCE A. CROUNSE

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL T. CROUNSE hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

1101 KANE ST, KLAMATH FALLS, OREGON 97603
R450229 MAP: R-3009-055DB-01400-000
CODE: 41 FAIR ACRES SUBD #1, LOT 48 & POR 49,
ACRES 1.20 SEE ATTACHMENT

(IF SPACE INSUFFICIENT CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with 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 (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 \$0. However, the actual consideration consists of or includes other property or value given or promised which is [X] the whole [] part of the (indicate which) consideration. (The sentence between the symbols [] if not applicable, should be deleted. See ORS 93.030.)

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

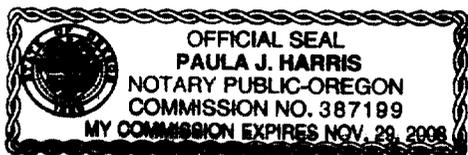
In witness whereof, the grantor has executed this instrument on 8-8-06; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Bruce A. Crouse

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 TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on Aug 8, 2006
by Bruce A. Crouse
This instrument was acknowledged before me on
by
as
of

Paula J. Harris
Notary Public for Oregon
My commission expires Nov 29, 2008



CA 26

05 JUL 15 PM 1:14

2 OCT 8 AM 8:19

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STATE OF OREGON, 1..

54374-A

DEBRA J. CROUNSE
 Grantor's Name and Address
MICHAEL T. CROUNSE
 Grantor's Name and Address
 After recording, return to (Name, Address, Zip):
MICHAEL T. CROUNSE
1101 KANE ST.
KLAMATH FALLS, OR 97603
 Until requested otherwise, send all tax statements to (Name, Address, Zip):
MICHAEL T. CROUNSE
1101 KANE ST.
KLAMATH FALLS, OR 97603

SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 10/08/2002 8:19 a m.
 Vol M02, Pg 57340
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1 Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DEBRA J. CROUNSE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL T. CROUNSE
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 48 AND PORTION OF LOT 49, FAIRACRES SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICES OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 49; THENCE NORTH 51.47 FEET; THENCE WESTERLY 146.85 FEET; THENCE SOUTHWESTERLY 162.94 FEET TO A POINT 28.55 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 49; THENCE SOUTH 28.55 FEET TO THE SOUTHWEST CORNER OF LOT 49; THENCE EASTERLY 308 FEET TO THE POINT OF BEGINNING.

[REDACTED SECTION]

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ DIVORCE. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

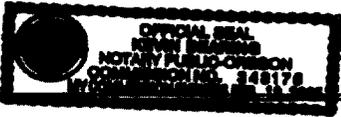
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 10-7-02; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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.

Debra J. Crouse
21848 Merrill Pitt Rd.
Klamath Falls, OR 97603

STATE OF OREGON, County of KLAMATH
 This instrument was acknowledged before me on 10-7-02
 by Kevin Dearing, Notary Public
 This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



Kevin Dearing
 Notary Public for Oregon
 My commission expires 2-19-05

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