



74675-LW

After recording return to:
ERNEST CHERRSTROM
7970 JEANNIE COURT
LOOMIS, CA 95650

2006-016025
Klamath County, Oregon

T



08/09/2006 03:01:04 PM

Fee: \$26.00

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

ERNEST CHERRSTROM
7970 JEANNIE COURT
LOOMIS, CA 95650

Escrow No. MT74675-LW
Title No. 0074675

SPECIAL-EM

SPECIAL WARRANTY DEED

SUN FOREST CONSTRUCTION, LTD, an Oregon Corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to **ERNEST CHERRSTROM and JANIS CHERRSTROM, as tenants by the entirety**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 1312 of Tract 1466, RUNNING Y RESORT, PHASE 6, 4TH ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-015BB-11100-000

Key No: 892318

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: 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.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$111,300.00**.

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

2600

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 31 day of July, 2006

GARY BRADSHAW
GARY BRADSHAW

AS: Vice President OF SUN FOREST CONSTRUCTION LTD

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on July 31, 2006 by GARY BRADSHAW AS
Vice President OF SUN FOREST CONSTRUCTION, LTD.

Kristine West
(Notary Public for Oregon)

My commission expires 3/7/07

