

NTC 75986-MS



THIS SPACE RES

2006-016515

Klamath County, Oregon



08/16/2006 03:01:08 PM

Fee: \$21.00

After recording return to:

Trustee of the Pamela Steiner-Fenske Irrevocable

Trust dated December 22, 1997

34272 Oregon Shores Drive

Chiloquin, OR 97624

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

Trustee of the Pamela Steiner-Fenske Irrevocable

Trust dated December 22, 1997

34272 Oregon Shores Drive

Chiloquin, OR 97624

Escrow No. MT75986-MS

Title No. 0075986

SWD

STATUTORY WARRANTY DEED

Charles E. Screws and Helen L. Hoss, as tenants by the entirety, Grantor(s) hereby convey and warrant to **John J. Steiner, Jr. as Trustee of the Pamela Steiner-Fenske Irrevocable Trust dated December 22, 1997**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 20, Block 22, OREGON SHORES UNIT 2, TRACT 1113, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018DB-01500-000

Key No: 242918

The above-described property is free of encumbrances except 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.

The true and actual consideration for this conveyance is **\$485,000.00**.

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 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.

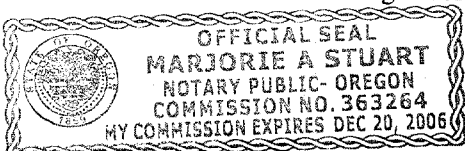
Dated this 9th day of Aug, 2006

Charles E. Screws

Helen L. Hoss

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8/9, 2006 by Charles E. Screws and Helen L. Hoss.



(Notary Public for Oregon)

My commission expires 12/20/06

21.00