THIS SPACE RESERVED FOR RECORDER'S USE



2006-016941 Klamath County, Oregon

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08/22/2006 03:04:04 PM

Fee: \$26.00

After recording return to: MICHAEL V. GERMOLUS 7433 MINA BIRD DR. Bonanza, OR 97623 Until a change is requested all tax statements shall be sent to The following address:

MICHAEL V. GERMOLUS 7433 MINA BIRD DR. Bonanza, OR 97623

Escrow No. Title No.

MT76445-LW 0076445

SWD

STATUTORY WARRANTY DEED

WALTER A. FIRESTONE, TRUSTEE UNDER THE FIRESTONE LOVING TRUST DATED JULY 31, 1990, Grantor(s) hereby convey and warrant to MICHAEL V. GERMOLUS and CHRISTINE E. GERMOLUS, as tenants by the entirety, 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 2, Block 35, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-009A0-04800-000

Key No: 462458

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 \$15,000.00.

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.

day of lingust

WALTER, A. FIRESTONE, TRUSTEE UNDER THE FIRESTONE LOVING TRUST DATED JULY 31, 1990

useslow WALTER A. FIRESTONE, TRUSTEE

State of Oregon

County of KLAMATH

22, 2006 by WALTER A. FIRESTONE, TRUSTEE UNDER This instrument was acknowledged before me on U

THE FIRESTONE LOVING TRUST DATED JULY

OFFICIAL SEAL LISA WEATHERBY

NOTARY PUBLIC- OREGON COMMISSION NO. 373360 MY COMMISSION EXPLASE NOV 20, 2007

Notary Public for Oregon)

My commission expires

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THIS IS A TRUE AND EXACT REPRODUCTION OF THE DOCUMENT OFFICIALLY REGISTERED AT THE OFFICE OF THE KLAMATH COUNTY REGISTRAR.

JUL 0 8 2005

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.

DATE ISSUED: