

2006-017046

Klamath County, Oregon

After Recording Return to:

JAMES MC'LEAN

2043 Glenn Dr.

Folsom, Ca. 95630

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES MC'LEAN

Same as above



00001998200600170460040041

08/24/2006 01:48:14 PM

Fee: \$36.00

**\*\*This Warranty Deed is being recorded in counterpart\*\***

ASPEN: 63850ms

**WARRANTY DEED**

(INDIVIDUAL)

LORNA TINUS and ROBYN TINUS ~~HIGGINS~~, WHO ACQUIRED TITLE AS ROBYN TINUS HIGGINS herein called grantor, convey(s) to JAMES MC'LEAN, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$8,000.00**.  
(here comply with the requirements of ORS 93.930)

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 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated August 21, 2006.

  
LORNA TINUS

ROBYN TINUS HIGGINS

STATE OF CALIFORNIA, County of MARIN ) ss.

On August 23, 2006 personally appeared the above named \_\_\_\_\_  
and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063850

Before me: \_\_\_\_\_  
Notary Public for California  
My commission expires: \_\_\_\_\_

Official Seal

#36-A

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

MARIN

ss.

On

8/23/06

Date

before me,

Maria Lenny Pineda

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally

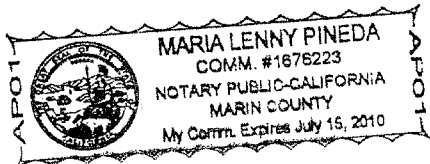
appeared

Lorna Tinus

Name(s) of Signer(s)

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Maria Lenny Pineda

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

Number of Pages:

4

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☒ Individual  
☐ Corporate Officer — Title(s):  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other:

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing:

Signer's Name:

- ☐ Individual  
☐ Corporate Officer — Title(s):  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other:

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing:

After Recording Return to:

JAMES MC'LEAN

20413 Glenn Dr.  
Folsom, Ca. 95630

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES MC'LEAN

Same as above

**\*\*This Warranty Deed is being recorded in counterpart\*\***

**WARRANTY DEED**

(INDIVIDUAL)

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See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

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Dated August 21, 2006.

LORNA TINUS

Robyn Times Higgins  
ROBYN TINUS HIGGINS

STATE OF CALIFORNIA, County of NAPA ) ss.

On Aug 22nd, 2006, 2006 personally appeared the above named ROBYN E. TINGUS and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



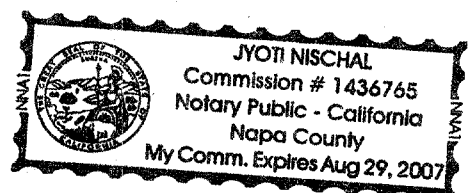
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063850

Before me: Jyoti Nischal

Notary Public for California

My commission expires: Aug 29th, 2007

Official Seal



**Exhibit A**

**Lot 63, Block 14, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 033 MAP 3711-029A0 TL 00100 KEY# 399027**