

2006-017839

Klamath County, Oregon

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.



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09/05/2006 03:04:16 PM

Fee: \$26.00

mtc-76269

After Recording Return To:

Western Title & Escrow Company
16455 William Foss Road
La Pine, OR 97739

1. Name(s) of the Transaction(s):

Warranty Deed

2. Direct Party (Grantor):

Robert L. McEnroe and Elsie G. McEnroe Trustees of the Robert and Elsie McEnroe Living Trust dated January 31st 2002

3. Indirect Party (Grantee):

Ann M. Reasoner and William W. Reasoner

4. True and Actual Consideration Paid:

\$161,000.00

5. Legal Description:

Lot 3 in Block 4 of tract no. 1052, Crescent Pines, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

26.00

WARRANTY DEED -- STATUTORY FORM

ROBERT L. MCENROE AND ELSIE G. MCENROE TRUSTEES OF THE ROBERT AND ELSIE MCENROE LIVING TRUST DATED JANUARY 31ST 2002, Grantor,

conveys and warrants to

ANN M. REASONER and WILLIAM W. REASONER, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 3 IN BLOCK 4 OF TRACT NO. 1052, CRESCENT PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): 147308
Map/Tax Lot No(s): 2407-018D0-00300-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$161,000.00 .

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, 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 31st day of August, 2006.

Robert L. McEnroe, trustee
ROBERT L. MCENROE, TRUSTEE

Elsie G. McEnroe, trustee
ELSIE G. MCENROE, TRUSTEE

STATE OF OREGON, COUNTY OF Klamath, ss.

This instrument was acknowledged before me on August 31, 2006 by ROBERT MCENROE and ELSIE MCENROE.

Natalie L. Hance
(Notary Public for Oregon)
My commission expires 2/22/2009

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
WILLIAM AND ANN REASONER
85411 SVERVERUD ROAD
EUGENE, OR 97405

TITLE NO. 76269

