

Marvin Du Rocher  
P.O. Box 1308  
Chiloquin OR 97624

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

Marvin Du Rocher and Patricia L. Du Rocher  
7655 Watchman Ct  
Chiloquin, OR 97624

2006-018156

Klamath County, Oregon



00003317200600181560010016

09/08/2006 12:23:59 PM

Fee: \$21.00

### WARRANTY DEED

MARVIN DU ROCHER, Grantor, conveys to MARVIN DU ROCHER and PATRICIA L. DU ROCHER, as Co-Trustees of the DU ROCHER FAMILY TRUST under Trust Agreement dated July 17, 2006, Grantee, the following-described real property situated in Klamath County, Oregon:

Real property legally described as follows: The S1/2 SE 1/4 SW 1/4 and that portion of the North 50 feet of the S1/2 SW1/4 SW1/4 that lies East of Sprague River in Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is \$0.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S LEGAL 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 the 6<sup>th</sup> day of September, 2006.

Marvin Du Rocher  
MARVIN DU ROCHER

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

The foregoing instrument was acknowledged before me the 6<sup>th</sup> day of September 2006, by  
MARVIN DU ROCHER.

Melissa S. Holder  
Notary Public for Oregon

