

2006-018292

Klamath County, Oregon



00003479200600182920010013

09/12/2006 08:49:20 AM

Fee: \$21.00

After Recording Return to:

PATRICIA M. CUNION

P.O. Box 332

CHILDOREN, OR 97624-0332

Until a change is requested all tax statements

Shall be sent to the following address:

PATRICIA M. CUNION

Same as above

ASPEN 63881 MS
WARRANTY DEED
(INDIVIDUAL)

RONALD DUIM AND JUDITH DUIM, TRUSTEES OF THE RONALD DUIM AND JUDITH DUIM LIVING TRUST DATED 12/31/97, herein called grantor, convey(s) to PATRICIA M. CUNION, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 6 and 7, Block 26, Tract No. 1113, OREGON SHORES UNIT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 138 MAP 3507-018DD TL 08100 KEY #244603
CODE 138 MAP 3507-018DD TL 08200 KEY #244612

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 \$17,800.00.
(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 September 6, 2006.

RONALD DUIM AND JUDITH DUIM LIVING
TRUST DATED 12/31/97

RONALD DUIM, TRUSTEE

JUDITH DUIM, TRUSTEE

STATE OF CALIFORNIA, County of Los Angeles ss.

On September 8th, 2006 personally appeared the above named RONALD DUIM AND JUDITH DUIM and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063881

Before me: [Signature]
Notary Public for California

My commission expires: APRIL 12, 2009

Official Seal

