

MTC 76623-DS

THIS SPACE RESEI

2006-018997

Klamath County, Oregon



09/21/2006 03:42:15 PM

Fee: \$26.00

After recording return to:

Alvin Van Hulzen

35429 McCartie Lane

Bonanza, OR 97623

Until a change is requested all

tax statements shall be sent to

The following address:

Alvin Van Hulzen

35429 McCartie Lane

Bonanza, OR 97623

Escrow No. MT76623-DS

Title No. 0076623

SWD

STATUTORY WARRANTY DEED

Albert E. Wampler and Helen M. Wampler, as Trustees of The Albert and Helen Wampler Trust UTA November 24, 1992 and Beverly A. Demetrakos, Grantor(s) hereby convey and warrant to Alvin Van Hulzen and Jean Van Hulzen, 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:

The following described property in Section 9, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon;

The N1/2 NW1/4 SW1/4; NW1/4 NE1/4 SW1/4; N1/2 NE1/4 NE1/4 SW1/4; S1/2 SE1/4 NW1/4; SE1/4 SW1/4 NW1/4; S1/2 SW1/4 SW1/4 NW1/4; S1/2 NE1/4 SW1/4 NW1/4; NE1/4 NE1/4 SW1/4 NW1/4; NW1/4 SE1/4 NW1/4; S1/2 NE1/4 SE1/4 NW1/4; SW1/4 NW1/4 SW1/4 NE1/4; SW1/4 SW1/4 NE1/4; N1/2 NW1/4 NW1/4 SE1/4

Tax Account No: 3606-00900-00400-000

Key No: 307545

Tax Account No: 3606-00900-00400-000

Key No: 711974

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 **\$170,000.00**.

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.

6.00

Dated this 15 day of Sept., 2006

The Albert and Helen Wampler Trust UTA November 24, 1992

BY: Albert E. Wampler, Trustee
Albert E. Wampler, Trustee

BY: Helen M. Wampler, Trustee
Helen M. Wampler, Trustee

Beverly A. Demetrakos
Beverly A. Demetrakos

STATE OF CALIFORNIA

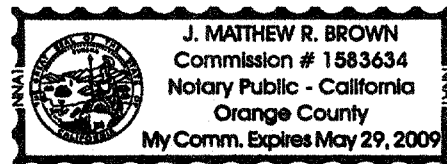
COUNTY OF San Luis Obispo ^{SS.}

On September 15, 2006 before me, J. Matthew R. Brown personally appeared Albert E. Wampler and Helen M. Wampler, ~~personally known to me~~ (or 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 they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

J. Matthew R. Brown



State of Oregon
County of Klamath

This instrument was acknowledged before me on 9-18, 2006, by Beverly A. Demetrakos.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

