

ES

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2006-019291

Klamath County, Oregon



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09/26/2006 10:32:12 AM

Fee: \$21.00

SPACE RESERV...

RE

Grantor's Name and Address

CARL E. AND TONI J. DUNLAP
PO BOX 207
BONANZA, OR 97623

Grantee's Name and Address

CASEY AND LAURIE BAINBRIDGE
GENERAL DELIVERY
BONANZA, OR 97623

After recording, return to (Name, Address, Zip):

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that CARL E. DUNLAP AND TONI J. DUNLAP

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CASEY BAINBRIDGE AND LAURIE BAINBRIDGE, HUSBAND AND WIFE,

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 10, BLOCK 115, KLAMATH FALLS FOREST ESTATES HIGHWAY 66
UNIT 4, PLAT NUMBER 4

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS. (CR)

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 26 SEPTEMBER 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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)).

Carl Eugene Dunlap
Toni J. Dunlap

STATE OF OREGON, County of Klamath

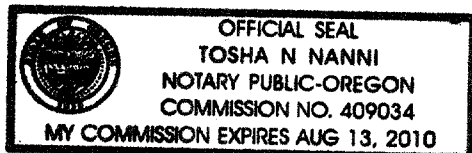
This instrument was acknowledged before me on September 26, 2006
by Carl Eugene Dunlap and Toni J. Dunlap

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Toshia N Nanni
Notary Public for Oregon
My commission expires August 13, 2010