

After recording return to:

Ron Brandenburg
222 Main Street
Suite C
Seal Beach, CA 90740

Until a change is requested all
Tax statements shall be sent to
The following address:

Ron Brandenburg
222 Main Street
Suite C
Seal Beach, CA 90740

2006-019758

Klamath County, Oregon



00005209200600197580020021

10/02/2006 09:32:43 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Ron Brandenburg and Tracey Brandenburg, as tenants by the entirety, Grantors hereby convey and warrant to William R. McMahan as to an undivided twenty-five percent interest and Ron Brandenburg as to an undivided twenty-five percent interest, Michael P. Stiles as to an undivided twenty-five percent interest and Gregory E. Stiles as to an undivided twenty-five percent interest as tenants in common, Grantees the following described real property in the County of Klamath and state of Oregon free of encumbrances as specifically set forth herein:

Parcel 2 of Land Partition 36-03 being a replat of Parcel 2 and a portion of Parcel 1 of Major Land Partition 81-05 situated in the SW ¼ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3908-012C0-00100-000

Key No: 494922

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 \$172,500.00

BEFORE SINGING 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 THE 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 RIGHT OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 14th day of September 2006.

Ron Brandenburg

Ron Brandenburg

State of California
County of Orange

Tracey Brandenburg

Tracey Brandenburg

This instrument was acknowledged before me on September 14, 2006 by Ron Brandenburg and Tracey Brandenburg.

Notary Public

My commission expires 2-22-2010

26' re: Michael Stiles

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

SS.

On 9-14-06,
Date

before me,

Michelle Eliff, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Ron Brandenburg and Tracey Brandenburg
Name(s) of Signer(s)

☒ personally known to me

☐ 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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/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.

Place Notary Seal Above

Michelle Eliff
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 9-14-06 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here