

2006-019973

Klamath County, Oregon



00005460200600199730030037

10/04/2006 11:04:41 AM

Fee: \$31.00

After Recording Return to:
KIMBERLY A. MANUEL and TED MANUEL
 1384 French Gulch Road
 Murphys, CA 95247

Until a change is requested all tax statements
 Shall be sent to the following address:
KIMBERLY A. MANUEL and TED MANUEL
 1384 French Gulch Road
 Murphys, CA 95247

ASPEN: 63601PS
WARRANTY DEED
 (INDIVIDUAL)

RUTH ANN STITT and ROBERT W. STITT and KIMBERLY A. MANUEL, herein called grantor, convey(s) to **KIMBERLY A. MANUEL and TED MANUEL**, tenants by the entirety, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 13, Block 90, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 036 MAP 3711-023CO TL 02900 KEY #393247

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 **\$8,668.00**.
 (here comply with the requirements of ORS 93.930)

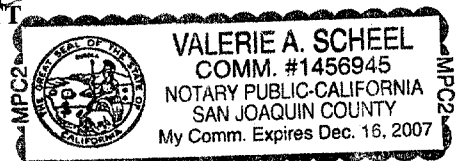
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 July 31, 2006.

KIMBERLY A. MANUEL

ROBERT W. STITT

RUTH ANN STITT



STATE OF CALIFORNIA, County of Calaveras ss.

On 31 July, 2006 personally appeared the above named ~~RUTH ANN STITT and ROBERT W. STITT~~ and **KIMBERLY A. MANUEL** and acknowledged the foregoing instrument to be ~~THEIR~~ voluntary act and deed. *HER*

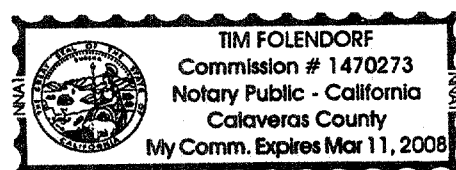
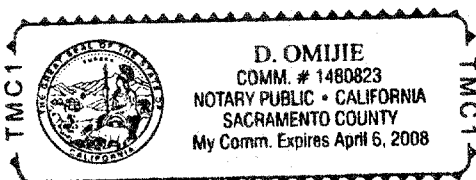
This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00063601

Before me:
 Notary Public for California
 My commission expires: 3/11/08

Official Seal



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Stanislaus

} ss.

On

8/11/06

before me,

Valerie A. Scheel

Date

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

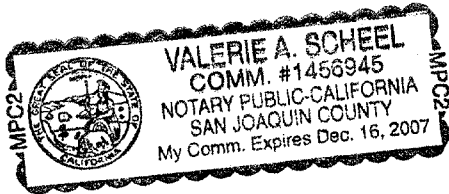
personally appeared

Ruth Ann Stitt

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.

Valerie A. Scheel

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:

Warranty Deed

Document Date:

No date

Number of Pages:

1

Signer(s) Other Than Named Above:

Kimberly manuel & Robert Stitt

Capacity(ies) Claimed by Signer

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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA, County of Sacramento ss.

On September 29, 2006, personally appeared the herein named

Robert Stitt

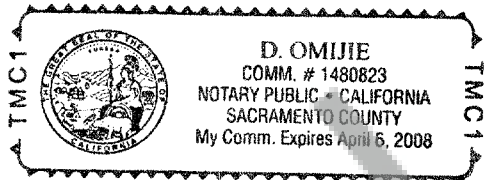
and acknowledged the foregoing

instrument to be a voluntary act and deed.

[Signature]

Notary Public for California

My commission expires: 4/6/2008



TO BE ATTACHED TO WARRANTY DEED

Unofficial Copy