

2006-022080

Klamath County, Oregon



00007905200600220800020028

11/03/2006 09:19:31 AM

Fee: \$26.00

WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:

144610 Birchwood Rd.
La Pine, OR 97739

After recording, this Deed shall be delivered to:

Lisa N. Bertalan
716 NW Harriman
Bend, OR 97701

The true consideration for this transfer is for estate planning purposes.

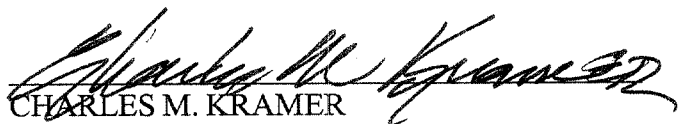
CHARLES M. KRAMER and JANICE M. KRAMER, Grantors, convey and warrant to Charles M. Kramer and Janice M. Kramer as Trustees or the Successor Trustee of the Kramer Family Trust UTD 3/4/99, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 84, Block 1, Tract 1060 – Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO all exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which an accurate survey or inquiry of parties and possession of the property would disclose.

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 this 31st day of October, 2006.

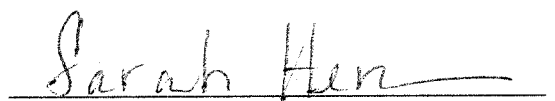

CHARLES M. KRAMER


JANICE M. KRAMER

STATE OF OREGON, County of Deschutes) ss

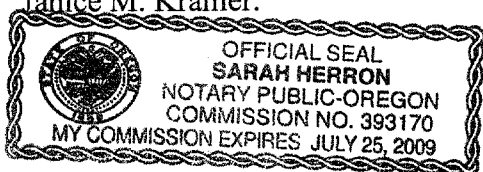
The foregoing instrument was acknowledged before me this 31st day of October, 2006, by Charles M. Kramer.

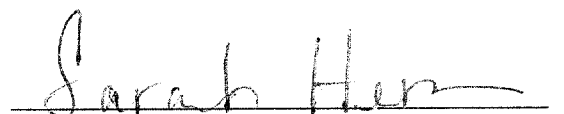



NOTARY PUBLIC FOR OREGON
My Commission Expires: 7-25-09

STATE OF OREGON, County of Deschutes) ss

The foregoing instrument was acknowledged before me this 31st day of October, 2006, by Janice M. Kramer.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 7-25-09