

2006-023004

Klamath County, Oregon



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11/16/2006 03:13:52 PM

Fee: \$21.00

After Recording Return to:  
Stephen Napier, Trustee  
Mary Anna Napier, Trustee  
6415 Corsini Place  
Rancho Palos Verdes, Ca. 90275  
Until a change is requested all tax statements  
Shall be sent to the following address:  
Same as above

ASPEN: 64145MS

**WARRANTY DEED**  
(INDIVIDUAL)

DAVID W. SAUNDERS AND DEBORAH L. SAUNDERS, TRUSTEES UNDER THE SAUNDERS FAMILY TRUST, DATED DECEMBER 15, 1998 herein called grantor, convey(s) to STEPHEN NAPIER AND MARY ANNA NAPIER, TRUSTEES OF THE NAPIER TRUST, DATED JUNE 11, 2003, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 35, Block 16, Tract No. 1053, OREGON SHORES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 138 MAP 3507-006DA TL 03200 KEY #228569

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 \$10,000.00.  
(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 November 9, 2006.

SAUNDERS FAMILY TRUST

David W. Saunders

BY: DAVID W. SAUNDERS, TRUSTEE

Deborah L. Saunders

BY: DEBORAH L. SAUNDERS, TRUSTEE

STATE OF WASHINGTON, County of Pierce ) ss.

On Nov. 13th, 2006 personally appeared the above named David W. Saunders and Deborah L. Saunders, Trustees of the SAUNDERS FAMILY TRUST and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064145

\$21-A

Before me: Andrea R. Collins  
Notary Public for Washington  
My commission expires: 05-09-2010

