

2006-023125

Klamath County, Oregon



00009130200600231250010016

After Recording Return to:

GARY S. TRATZ and CAROL J. TRATZ  
3325 Derby Street  
Klamath Falls, OR 97603-7317

Until a change is requested all tax statements  
Shall be sent to the following address:  
Same as above

ASPN: 63878 DS

**WARRANTY DEED**  
(INDIVIDUAL)

STEPHEN A. ANNEAR and ARIANA L. ANNEAR, husband and wife and DALE K. BOWLES and LEA D. BOWLES, husband and wife, herein called grantor, convey(s) to GARY S. TRATZ and CAROL J. TRATZ, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 2 of Land Partition 50-05 being the S 1/2 of Lot 56 and Lot 57 of Ezell Tracts (Unrecorded), situated in the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

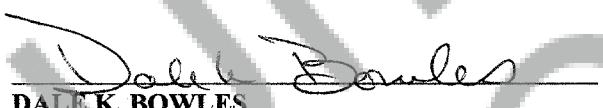
CODE 041 MAP 3909-010AA TL 03002 KEY #892341

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 \$185,000.00.  
(hereby comply with the requirements of ORS 93.930)

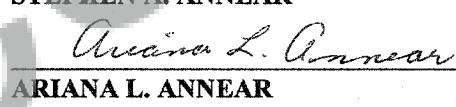
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 16, 2006.

  
DALE K. BOWLES

  
LEA D. BOWLES

  
STEPHEN A. ANNEAR

  
ARIANA L. ANNEAR

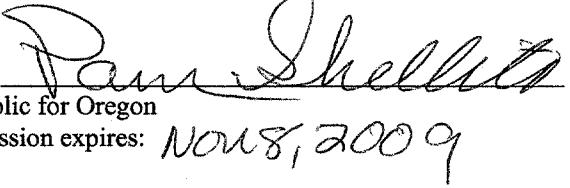
STATE OF OREGON, County of Klamath) ss.

On November 16, 2006 personally appeared the above named STEPHEN A. ANNEAR and ARIANA L. ANNEAR and DALE K. BOWLES and LEA D. BOWLES and acknowledged the foregoing instrument to be their voluntary act and deed.

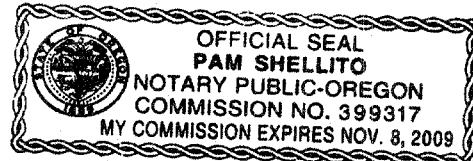
This document is filed at the request of:

  
Aspen  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063878

Before me:   
Notary Public for Oregon  
My commission expires: NOV 8, 2009

Official Seal



#21-A