

2006-023156

Klamath County, Oregon



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11/17/2006 03:32:14 PM

Fee: \$21.00

MITC 7743
WARRANTY DEED -- STATUTORY FORM

DARRELL G. ROSE and JANE A. ROSE, as tenants by the entirety,
Grantor,

conveys and warrants to

as single person

GEORGE HENRY ARMITAGE, JR., Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 15, Block 12, Tract 1042, TWO RIVERS NORTH, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

Tax Account No(s): 163361

Map/Tax Lot No(s): 2607001A0-06200000

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$215,000.00 .

BEFORE SIGNING 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 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, 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 ORS 197.352.

Dated this 7 day of November, 2006.

DARRELL G. ROSE

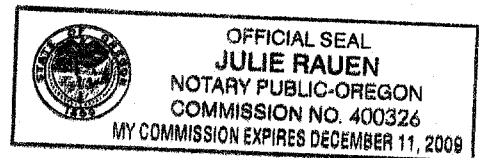
JANE A. ROSE

STATE OF OREGON, COUNTY OF Clackamas SS.

This instrument was acknowledged before me on November 7th, 2006 by DARRELL G.
ROSE and JANE A. ROSE.

(Notary Public for Oregon)

My commission expires Dec. 11, 2009



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:

GEORGE HENRY ARMITAGE, JR.
15938 SW QUARRY RD #A-6 PO Box 15
LAKE OSWEGO, OR 97035 Crescent Lake, OR 97425

TITLE NO. 14-0056506