

2006-024643

Klamath County, Oregon

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601



00010882200600246430020022

12/13/2006 11:01:06 AM

Fee: \$26.00

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

Aspen 64148

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

COVER SHEET

DOCUMENT:

Warranty Deed

GRANTOR:

Edmund J. Trimmell & Linda M. Trimmell,
as tenants by the entirety

TRUSTEE:

GRANTEE:

Christopher C. Van Vleet &
Sandra K. Van Vleet, as tenants by
the entirety

CONSIDERATION:

\$ 250,000.00

DATE:

December 7, 2006

LEGAL DESCRIPTION: See Attached

\$26-A

After Recording Return to:

CHRISTOPHER C. VAN VLEET and SANDRA K. VAN VLEET
8100 SW PETERS RD.
TIGARD, OR 97224

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

Order No. 61946NP

Aspen 641148

WARRANTY DEED

EDMUND J. TRIMNELL and LINDA M. TRIMNELL, as Tenants by the Entirety, herein called grantor, convey(s) to **CHRISTOPHER C. VAN VLEET and SANDRA K. VAN VLEET**, as Tenants by the Entirety, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lots 29, 30 and 31, Block 1, Tract No. 1122, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

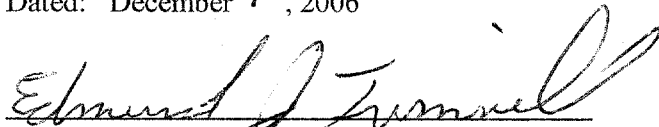
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable;

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 **\$250,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, 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 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 ORS 197.352.

Dated: December 7, 2006

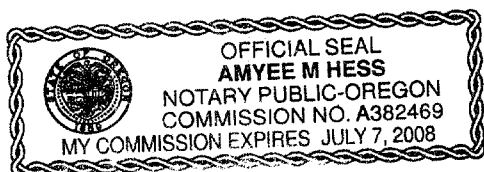

EDMUND J. TRIMNELL


LINDA M. TRIMNELL

STATE OF OREGON, County of Deschutes) ss.

On December 7, 2006, personally appeared the above named **EDMUND J. TRIMNELL and LINDA M. TRIMNELL** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Amy M Hess
Notary Public for Oregon
My commission expires: 7/7/2008



Official Seal

\$21-A