



02/07/2007 03:32:59 PM

Fee: \$21.00

MTC-78192

## WARRANTY DEED -- STATUTORY FORM

RALPH DAVID RAWIE, JR AND PAMELA LEE RAWIE, TRUSTEES UNDER THE RALPH DAVID RAWIE, JR AND PAMELA LEE RAWIE LIVING TRUST DATED SEPTEMBER 30, 2002, Grantor,

conveys and warrants to

A MARRIED MAN

STEVEN M. STEARNS, Grantee,

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

Lot 2, Block 3, Tract No. 1052, CRESCENT PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed in recorded deed on March 10, 1966 in Volume M66, page 1951, Deed Records of Klamath County, Oregon.

Tax Account No(s): 147371

Map/Tax Lot No(s): 2407018D0-01000

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 \$171,000.00 .

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 30 day of January, 2007.

RALPH DAVID RAWIE, JR, TRUSTEE

PAMELA LEE RAWIE, TRUSTEE

STATE OF OREGON, COUNTY OF Benton ) SS.

This instrument was acknowledged before me on January 30<sup>th</sup>, 2007 by RALPH DAVID RAWIE, JR, TRUSTEE and PAMELA LEE RAWIE, TRUSTEE.

(Notary Public for Oregon)  
My commission expires March 3<sup>rd</sup> 2007

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:  
STEVEN M. STEARNS  
32789 E DIXON STREET  
Cody, OR 97408  
14-0001707

