



THIS SPACE RES

2007-007888
Klamath County, Oregon



05/02/2007 11:14:31 AM

Fee: \$21.00

MT78744 KR

After recording return to:

~~Allen & Maxfield III & or Assignee~~ Santee Realty Co.
329 Island Ave
Newport Beach, CA 92661

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

~~Allen & Maxfield III & or Assignee~~ Santee Realty Co.
329 Island Ave
Newport Beach, CA 92661

Escrow No. MT78744-KR
Title No. 0078744

SWD

STATUTORY WARRANTY DEED

and
Ron Wegstein ¹³ ^{** ct} ~~Allen & Maxfield III & or Assignee~~, as tenants by the entirety, Grantor(s) hereby convey and warrant to ~~Allen & Maxfield III & or Assignee~~, Grantee(s) the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 3 of TRACT 1314 PINE RIDGE RANCHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

****Santee Realty Co., a California Limited Partnership**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$134,500.00**.

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 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.

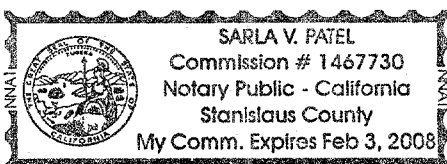
Dated this 17th day of April, 2007.

Ron Wegstein
Ron Wegstein

Karen Wegstein
Karen Wegstein

State of Oregon california
County of ~~KLAMATH~~ Stanislaus

This instrument was acknowledged before me on 4-17-, 2007 by Ron Wegstein and Karen Wegstein.



Sarla V. Patel
(Notary Public for Oregon) ^{SVT}
california
My commission expires 2-3-2008