

MTC80170

2007-013954

Klamath County, Oregon



00028641200700139540010012

08/07/2007 03:35:25 PM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

RICK STEINER and STACEY STEINER, husband and wife, Grantor,
conveys and warrants to

HARVEY R. SWEET AND DIANE J. SWEET AS CO-TRUSTEES OF THE H & D SWEET TRUST
DATED APRIL 30, 1996., Grantee,

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

Parcel 1 of land Partition 85-10, Situated in S 1/2 SE 1/4 SE 1/4 of
Section 16, Township 23 South, Range 10 East of the Willamette Meridian,
Klamath County, Oregon

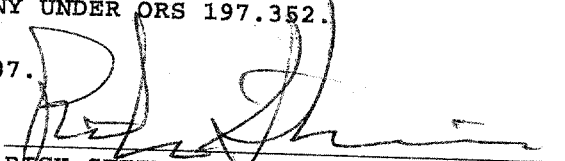
Tax Account No(s): 892839 M-104372
Map/Tax Lot No(s): 2310016DO 2002 M875063

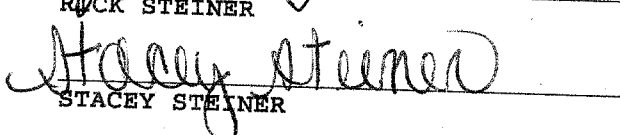
This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$229,000.00 .

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.

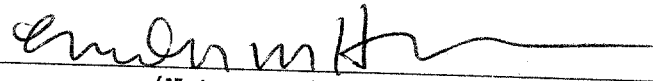
Dated this 2 day of August, 2007.

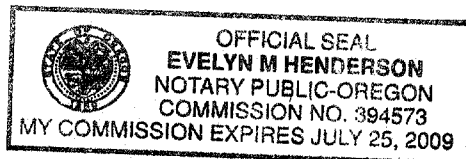

RICK STEINER


STACEY STEINER

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on August 2, 2007 by RICK STEINER
and STACEY STEINER.


(Notary Public for Oregon)
My commission expires 7-25-09



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:

H & D SWEET TRUST
P.O. BOX 874
PRAIRIE CITY, OR 97869

TITLE NO. 0080170