



MT80273-DS

After recording return to:  
Stephen A. Annear and Ariana L. Annear,  
Trustees  
6803 Shasta Way  
Klamath Falls, OR 97603

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

Stephen A. Annear and Ariana L. Annear,  
Trustees  
6803 Shasta Way  
Klamath Falls, OR 97603

Escrow No. MT80273-DS  
Title No. 0080273

SWD

THIS SPACE RESEI

2007-014403  
Klamath County, Oregon



08/15/2007 03:28:03 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Sonberg Company, LLC, an Oregon Limited Liability Company, who acquired title as Sonberg LLC, Grantor(s) hereby convey and warrant to Stephen A. Annear and Ariana L. Annear, Trustees of The Annear Loving Trust dated November 3, 1992, 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:**

Parcel 2 of Land Partition 96-06, Replat of Parcel 1 of Major Partition 1-91, situated in the NE1/4 NE1/4 of Section 7 and NW1/4 NW1/4 of Section 8, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon.

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:  
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$389,000.00**.

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 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.

26 AMT

Dated this 14<sup>th</sup> day of Aug, 2007

Sonberg Company, LLC

By:

[Signature]  
D.L. Paterson, Member  
PATERSON

[Signature]  
John T. Wennerberg, Jr., Member

State of Oregon  
County of Deschutes

This instrument was acknowledged before me on Aug 14, 2007 by D.L. ~~Paterson~~ Paterson and John T. Wennerberg, Jr., as Members of Sonberg Company, LLC.

[Signature]  
(Notary Public)

My commission expires 6-19-08

