

2007-020234

Klamath County, Oregon



00036161200700202340020020

12/03/2007 03:45:45 PM

Fee: \$26.00

After Recording Return to:

MARK STUART

61591 Quay CT
Bend, OR 97702

Until a change is requested all tax statements
Shall be sent to the following address:

SAME AS ABOVE

ATE:65331P5

WARRANTY DEED
(INDIVIDUAL)

ROBERT R. RIDER AND EDYTHE RIDER AS TRUSTEES ~~of a LIVING TRUST DATED 4/14/04~~, herein called grantor, convey(s) to MARK STUART, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 764, 765, 766, 767, 768 and 769, Block 106, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033DB TL 06500 KEY #612698

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

* of the Robert & Edythe Rider
revocable living trust

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 \$350,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated November 21, 2007.

N/A

N/A

ROBERT R. RIDER AND EDYTHE RIDER
LIVING TRUST DATED 04/14/07

Robert R. Rider
BY: ROBERT R. RIDER, TRUSTEE

Edythe Rider
BY: EDYTHE RIDER, TRUSTEE

STATE OF CALIFORNIA, County of SAN JOAQUIN) ss.

On November 30, 2007, personally appeared the above named ROBERT R. RIDER AND EDYTHE RIDER AS TRUSTEES ~~of a LIVING TRUST DATED 4/14/04~~ and acknowledged the foregoing instrument to be ~~his/her/their~~ voluntary act and deed.

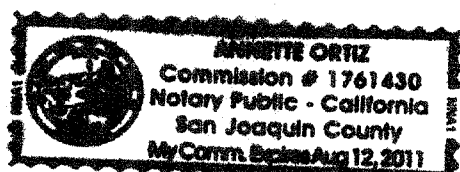
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065331

Before me: *Annette Ortiz*
Notary Public for California
My commission expires: 08/12/2011

Official Seal



See attachment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Joaquin

ss.

On November 30, 2007, before me,

Date

Annette Ortiz, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

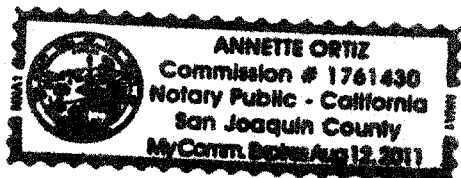
personally appeared

Robert R. Rider, Edythe Rider

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Annette Ortiz

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here