

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Steven & Shelly Thomas
 12453 Brick Rd SE
 Turner, OR 97392-9756
Grantor's Name and Address
 Steven L. Troite & Tiffany J. Troite
 44795 Quartzville Dr.
 Foster, OR 97345
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
 Steven and Tiffany Troite
 44795 Quartzville Dr.
 Foster, OR 97345

Until requested otherwise, send all tax statements to (Name, Address, Zip):
 Steven & Tiffany Troite
 44795 Quartzville Dr.
 Foster, OR 97345

2008-008420

Klamath County, Oregon



00047723200800084200010011

SPACE RESE
 FOR
 RECORDER'S I

06/10/2008 09:01:58 AM

Fee: \$21.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Steven & Shelly Thomas

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Steven & Tiffany Troite

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Map # R-23-09-002A-3900

Block 4

Lot 22

Little River Ranch

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on May 6, 2008; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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.

Steven & Shelly Thomas
Carolyn I. Johnson

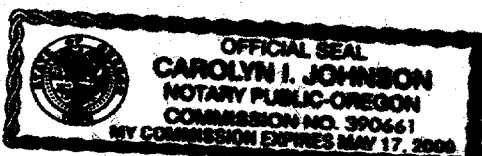
STATE OF OREGON, County of Linn

This instrument was acknowledged before me on May 6, 2008.
 by Carolyn I. Johnson & Steven Thomas & Shelly Thomas

by

as

of



Carolyn I. Johnson
 Notary Public for Oregon
 My commission expires 5.17.09