

WTC 87486-LW

THIS SPAC

2010-006339

Klamath County, Oregon



After recording return to:

MYRA S. TROSKE

P.O. BOX 5552

PLEASANTON, CA 94566



05/25/2010 03:35:57 PM

Fee: \$37.00

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

MYRA S. TROSKE

P.O. BOX 5552

PLEASANTON, CA 94566

Escrow No. MT87486-LW

Title No. 0087486

SWD r.012910

STATUTORY WARRANTY DEED

CATHY RENE DUARTE, WHO ACQUIRED TITLE AS CATHY GASKIN, Grantor(s) hereby convey and warrant to **MYRA S. TROSKE**, 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:

That portion of the W1/2 of the NW1/4 of the SE1/4 of Section 6, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, lying West of the right-of-way line of Langell Valley Road.

EXCEPTING THEREFROM any portion lying within the county road right of way.

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 **\$138,500.00**.

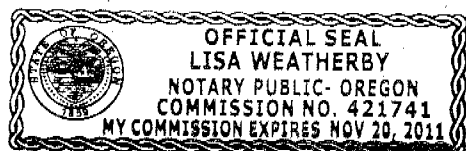
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 24 day of May 2010

Cathy Rene Duarte
CATHY RENE DUARTE, WHO ACQUIRED TITLE AS CATHY GASKIN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 24 2010 by CATHY RENE DUARTE, WHO ACQUIRED TITLE AS CATHY GASKIN.



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

37Amf