

MT72800 TM



M06-00200

Klamath County, Oregon

01/04/2006 02:45:01 PM

Pages 1 Fee: \$21.00

After recording return to:

RYAN MENGIS

1823 ELDORADO BLVD.

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

RYAN MENGIS

1823 ELDORADO BLVD.

KLAMATH FALLS, OR 97601

Escrow No. MT72800-TM

Title No. 0072800

SWD

STATUTORY WARRANTY DEED

KEITH MCCLUNG, Grantor(s) hereby convey and warrant to **RYAN MENGIS and KATIE MENGIS, as tenants by the entirety**, 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:

Lots 23 and 24 in Block 17 of ELDORADO HEIGHTS TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-020DD-11600-000

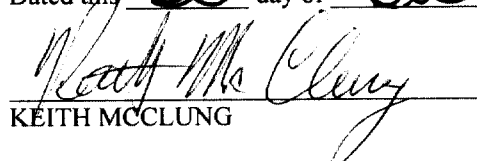
Key No: 172967

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:

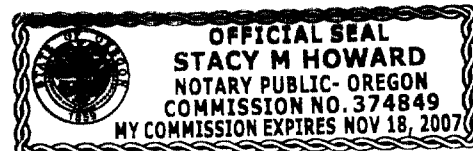
The true and actual consideration for this conveyance is **\$450,000.00**.

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)).

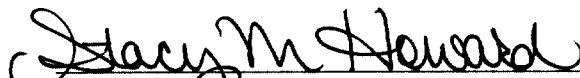
Dated this 30 day of Dec, 2005


KEITH MCCLUNG

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on Dec 30, 2005 by KEITH MCCLUNG.


(Notary Public for Oregon)

My commission expires 11/18/2007

21.00