



After recording return to:
Christopher A. Vilhauer and Trisha R.
Vilhauer
10254 McGuire Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Christopher A. Vilhauer and Trisha R.
Vilhauer
10254 McGuire Ave
Klamath Falls, OR 97603

File No.: 7021-724135 (SAC)
Date: January 03, 2006

M06-00268

Klamath County, Oregon

01/05/2006 03:36:51 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Caleb E. Johnston, Grantor, conveys and warrants to **Christopher A. Vilhauer and Trisha R. Vilhauer as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Unit 10254 (McGuire Avenue), Tract 1365-Falcon Heights Condominiums Stage 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

26F

APN: 885925

Statutory Warranty Deed
- continued

File No.: 7021-724135 (SAC)
Date: 01/03/2006

The true consideration for this conveyance is **\$129,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 4 day of January, 2006.

Caleb E. Johnston
Caleb E. Johnston

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 4 day of January, 2006
by **Caleb E. Johnston**.

[Signature]
Notary Public for Oregon

My commission expires: 8/2/07

