

1st 744710

## WARRANTY DEED -- STATUTORY FORM

JOHN DUNLAP, Grantor,

conveys and warrants to

JO ANN VOLKL, an individual, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 9, Block 20, Tract 1082, Third Addition to River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): R130726 M875559

Map/Tax Lot No(s): 2309013-CO-02400 M-091278

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$61,900.00 .

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 13 day of January, 2006.

John A Dunlap  
JOHN DUNLAP

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on January 13, 2006 by JOHN DUNLAP.

Vanessa R. Carpenter  
(Notary Public for Oregon)

My commission expires July 5, 2009

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:  
JO ANN VOLKL  
PO BOX 3208  
LAPINE, OR 97739

TITLE NO. 744710  
ESCROW NO. 14-0002106

