



2100

MTL- 78869 KR

M06-01136

Klamath County, Oregon

01/19/2006 02:52:29 PM

Pages 1 Fee: \$21.00

After recording return to:

Wade J. Reddell

2627 Fargo Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Wade J. Reddell

2627 Fargo Street

Klamath Falls, OR 97603

Escrow No.

MT72869-KR

Title No.

0072869

STATUTORY WARRANTY DEED

Ben Menold and Paula Menold, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Wade J. Reddell**, 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:

Lot 5 in Block 1 of Tract No. 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-035AD-03300-000

Key No: 447145

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 **\$345,000.00**.

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 13 day of January, 2006.

Ben Menold
Ben Menold

Paula Menold
Paula Menold

State of California
County of Placer

This instrument was acknowledged before me on January 13, 2006 by Ben Menold and Paula Menold.

WMM

(Notary Public)

My commission expires 11/2/2009

