

mtc- 72922 SH



M06-01186

Klamath County, Oregon

01/20/2006 10:14:39 AM

Pages 1 Fee: \$21.00

After recording return to:

LUANN BRADY

5159 Hwy 97 North

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

LUANN BRADY

5159 Hwy 97 North

Klamath Falls, OR 97601

Escrow No. MT72922-SH

Title No. 0072922

SWD

STATUTORY WARRANTY DEED

MARK C. EDWARDS and TAMMY A. EDWARDS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **LUANN BRADY**, 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:

The N1/2 of Lot 5, Block 12 of DIXON ADDITION 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: 3809-028DC-10300-000

Key No: 375445

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 **\$80,000.00**.

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 19 day of Jan, 2006

Mark C. Edwards
MARK C. EDWARDS

Tammy A. Edwards
TAMMY A. EDWARDS

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Jan 19, 2006 by MARK C. EDWARDS and TAMMY A. EDWARDS.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

21.00