



After recording return to:
Richard D. Pierce and Deborah L.
Pierce
4909 Darwin Place
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Richard D. Pierce and Deborah L.
Pierce
4909 Darwin Place
Klamath Falls, OR 97603

File No.: 7021-731895 (MTA)
Date: January 16, 2006

M06-01220

Klamath County, Oregon

01/20/2006 03:20:46 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Marc E. Silvan who aquired title as Marc E. Sylvan, Grantor, conveys and warrants to **Richard D. Pierce and Deborah L. Pierce as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 in Block 4 of Tract No. 1078, Second Addition to Kelene Gardens, 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.

The true consideration for this conveyance is **\$149,900.00**. (Here comply with requirements of ORS 93.030)

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)).

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APN: R578011

Statutory Warranty Deed
- continued

File No.: 7021-731895 (MTA)
Date: 01/16/2006

Dated this 19th day of January, 2006.

Marc E. Silvan
Marc E. Silvan

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 19th day of January, 2006
by **Marc E. Silvan**.

Marlene T. Addington
Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2009

