

MTT-72957 DS



M06-01551

Klamath County, Oregon

01/26/2006 10:15:36 AM

Pages 1 Fee: \$21.00

After recording return to:

Louisa L. Horton

P.O. Box 5182

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Louisa L. Horton

P.O. Box 5182

Klamath Falls, OR 97601

Escrow No. MT72957-DS

Title No. 0072957

SWD

STATUTORY WARRANTY DEED

Clenton C. Stephens, Jr., Grantor(s) hereby convey and warrant to **Louisa L. Horton and Daniel R. Horton not as tenants in common, but with right of survivorship**, 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 2 in Block 7 of SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-001BA-09100-000

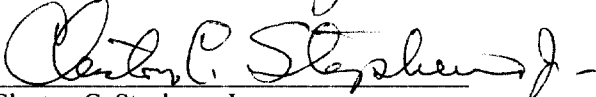
Key No: 506429

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 **\$165,000.00**.

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 5 day of Jan., 06.

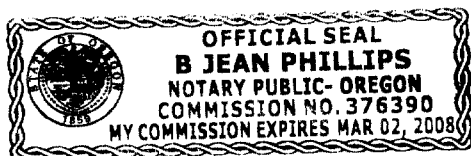

Clenton C. Stephens, Jr.



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-5, 2006 by Clenton C. Stephens, Jr..


(Notary Public for Oregon)



My commission expires _____

2/00