



M06-01703

Klamath County, Oregon

01/27/2006 02:48:24 PM

Pages 1 Fee: \$21.00

After recording return to:

SHAN FERRIER

2301 LINDA VISTA

KLAMATH FALLS, OR 97601

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

SHAN FERRIER

2301 LINDA VISTA

KLAMATH FALLS, OR 97601

Escrow No. MT73003-TM

Title No. 0073003

SWD

STATUTORY WARRANTY DEED

EDMOND W. ANDERSCH and BARBARA A. ANDERSCH, as tenants by the entirety, Grantor(s)
hereby convey and warrant to **SHAN FERRIER**, 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 1 in Block 2, FIRST ADDITION TO LOMA LINDA HEIGHTS, according to
the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.

Tax Account No: 3809-028DB-02000-000

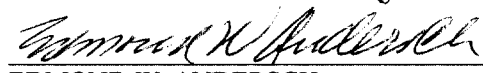
Key No: 306868

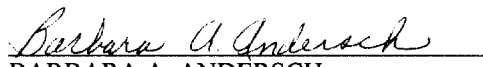
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

The true and actual consideration for this conveyance is **\$490,000.00**.

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)).

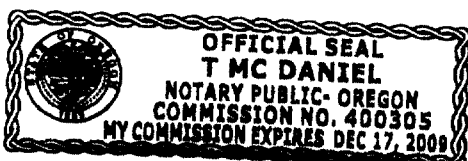
Dated this 24 day of January, 2006

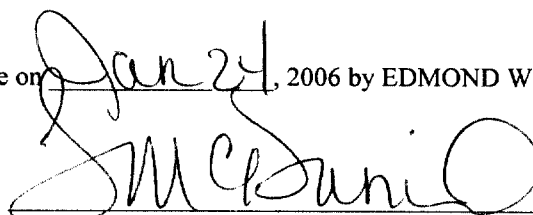

EDMOND W. ANDERSCH


BARBARA A. ANDERSCH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 24, 2006 by EDMOND W. ANDERSCH and BARBARA A.
ANDERSCH.




(Notary Public for Oregon)

My commission expires 12/17/09

21.00