



After recording return to:
~~First American Exchange~~ *Mary Campbell*
1500 Pacific Terrace
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
~~First American Exchange~~ *Mary Campbell*
1500 Pacific Terrace
Klamath Falls, OR 97601

File No.: 7021-743442 (SAC)
Date: January 10, 2006

M06-01809

Klamath County, Oregon

01/30/2006 03:35:58 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Beau W. McCoy, Grantor, conveys and warrants to **Mary Lou Campbell**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 25 of Tract 1383, Sierra Heights, 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 **\$285,000.00**. (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)).

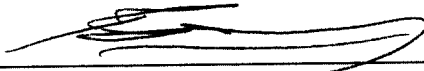
26

APN: 890350

Statutory Warranty Deed
- continued

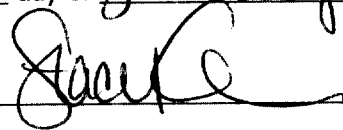
File No.: 7021-743442 (SAC)
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Dated this 30 day of January, 2006.


Beau W. McCoy

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 30 day of January, 2006
by **Beau W. McCoy**.



Notary Public for Oregon
My commission expires 8/2/07

