

M06-01982

Klamath County, Oregon

01/31/2006 03:39:13 PM

Pages 1 Fee: \$21.00

1st 741429
WARRANTY DEED -- STATUTORY FORM

LAWRENCE P FREDRICKSON, Grantor,

conveys and warrants to

CHRISTOPHER J. SAKRAIDA and REBECCA A. SAKRAIDA, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

PARCEL 1 OF LAND PARTITION 32-03 LOCATED IN THE NE 1/4 OF SECTION 30
TOWNSHIP 24 SOUTH RANGE 9 EAST OF THE WILLAMETTE MERIDIAN KLAMATH COUNTY
OREGON

Tax Account No(s): 152783 889920

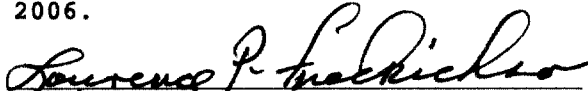
Map/Tax Lot No(s): 2409030AB-01500 2409-030 AC 00402

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$144,700.00 .

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)).

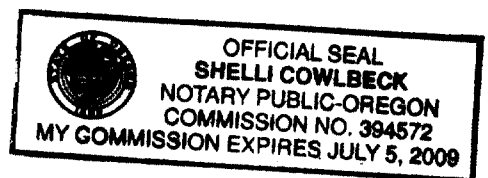
Dated this 27 day of January, 2006.


LAWRENCE P FREDRICKSON

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on January 27, 2006 by LAWRENCE P FREDRICKSON.


(Notary Public for Oregon)
My commission expires 7-5-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
CHRISTOPHER J. SAKRAIDA REBECCA A SAKRAIDA
1051 ROSEDALE
CRESCENT, OR 97733

TITLE NO. 14-0000506
ESCROW NO. 14-0000506

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