

mtc-73240DS
THIS



M06-02048

Klamath County, Oregon

02/01/2006 02:49:00 PM

Pages 1 Fee: \$21.00

After recording return to:

JAN MITCHELL ACEBO

16907 SW Shelby Ct.

Aloha, OR 97007

Until a change is requested all

tax statements shall be sent to

The following address:

JAN MITCHELL ACEBO

16907 SW Shelby Ct.

Aloha, OR 97007

Escrow No. MT73240-DS

Title No. 0073240

SWD

STATUTORY WARRANTY DEED

JANICE S. WILBUR, Grantor(s) hereby convey and warrant to **JAN MITCHELL ACEBO and SANDRA L. ACEBO, as tenants by the entirety**, 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 13 in Block 53 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-023B0-00900-000

Key No: 473909

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 **\$35,000.00**.

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)).

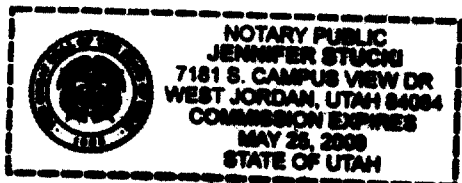
Dated this 30th day of January, 06

JANICE S. WILBUR

State of Utah

County of Iron

This instrument was acknowledged before me on January 30, 2006 by JANICE S. WILBUR.



(Notary Public)

My commission expires

5-25-09

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