

Klamath County, Oregon 02/09/2006 03:07:19 PM Pages 1 Fee: \$21.00



After recording return to:		
Harold J. Quinn		
C/O Fisher Nicholson 403 Main Stree	et .	
Klamath Falls, OR 97601		
Until a change is requested all tax statements shall be sent to The following address:		
Harold J. Quinn		
C/O Fisher Nicholson 403 Main Stree	t	
Klamath Falls, OR 97601		
Escrow No. MT73093-MS Title No. 0073093		
SWD	MTC. 73793-MG	

STATUTORY WARRANTY DEED

Jeffrey H. Sanders and Rochelle Sanders, as tenants by the entirety, Grantor(s) hereby convey and warrant to Harold J. Quinn, 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:

The North 150 feet (as measured along the East and West lines) of Tract 6, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002BD-01900-000

Key No: 517266

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 \$191,900.00.

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)).

Rochelle Sanders State of Oregon County of KLAMATH

313, 2006 by Jeffrey H. Sanders and Rochelle Sanders. This instrument was acknowledged before me on

OFFICIAL SEAL MARJORIE A STUART

NOTARY PUBLIC- OREGON
COMMISSION NO. 363264
MY COMMISSION EXPIRES DEC 20, 20060 My commission expires

(Notary Public for Oregon)