



THIS SPACE RES

M06-02582

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 Street

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 Street

Klamath Falls, OR 97601

Escrow No. MT73093-MS

Title No. 0073093

SWD

MT73093-MS

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)).

Dated this 3rd day of Feb, 2006

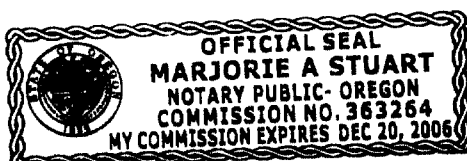
Jeffrey H. Sanders
Jeffrey H. Sanders

Rochelle Sanders
Rochelle Sanders

State of Oregon

County of KLAMATH

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



MS
(Notary Public for Oregon)

My commission expires 12/20/06