



M06-02649
Klamath County, Oregon
02/10/2006 03:03:07 PM
Pages 1 Fee: \$21.00

After recording return to:

PHILIP F. BROWDER
6623 VERDA VISTA DRIVE
KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

PHILIP F. BROWDER
6623 VERDA VISTA DRIVE
KLAMATH FALLS, OR 97603

Escrow No. MT72904-TM
Title No. 0072904

SWD

MTC 72904-TM

STATUTORY WARRANTY DEED

LARRY FARMER, Grantor(s) hereby convey and warrant to **PHILIP F. BROWDER and TAMERA R. FARMER-BROWDER, 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 2 in Block 24 of TRACT 1127, NINTH ADDITION TO SUNSET VILLAGE,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012DC-00400-000

Key No: 567210

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 **\$121,500.00**.

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 9 day of February, 2006

Larry Farmer
LARRY FARMER
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on FEB 9, 2006 by LARRY FARMER.

[Signature]
(Notary Public for Oregon)



My commission expires 12/17/09

21.00