



M06-02651

Klamath County, Oregon

02/10/2006 03:03:52 PM

Pages 1 Fee: \$21.00

After recording return to:

SKYLER D. TACCHINI

10246 McGuire Ave.

Klamath Falls, OR 97603

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

SKYLER D. TACCHINI

10246 McGuire Ave.

Klamath Falls, OR 97603

Escrow No. MT73217-DS

Title No. 0073217

SWD

MTC 73217-DS

STATUTORY WARRANTY DEED

MELVIN G. ROGERS and LOIS KAREN ROGERS, as tenants by the entirety, Grantor(s) hereby convey and warrant to SKYLER D. TACCHINI and COURTNEY E. TACCHINI, 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:

UNIT 10246 (McGuire Avenue) SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM - STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-70002-000

Key No: 887682

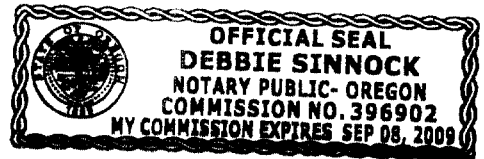
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$128,500.00.

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 9th day of Feb., 2006

Melvin G. Rogers (signature)
MELVIN G. ROGERS
Lois Karen Rogers (signature)
LOIS KAREN ROGERS



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2-9-2006, 2006 by MELVIN G. ROGERS and LOIS KAREN ROGERS.

Debbie Sinnock (signature)
(Notary Public for Oregon)

My commission expires 9-8-09

21.00