



After recording return to:
Eugene D. Winningham and Patricia
F. Winningham
2841 Kane St.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Eugene D. Winningham and Patricia F.
Winningham
2841 Kane St.
Klamath Falls, OR 97603

File No.: 7021-747101 (DMC)
Date: January 19, 2006

M06-02667

Klamath County, Oregon

02/10/2006 03:20:13 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Troy D. Johnson and Margaret I. Johnson as tenants by the entirety, Grantor, conveys and warrants to **Eugene Winningham and Patricia Winningham as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1 of Partition Plat 3-94, being a portion of Lot 10 of Bailey tracts, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$115,000.00**. (Here comply with requirements of ORS 93.030)

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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 WILL 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 8 day of February, 2006.

Troy D. Johnson
Troy D. Johnson

Margaret I. Johnson
Margaret I. Johnson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 8 day of February, 2006
by **Troy D. Johnson and Margaret I. Johnson.**



[Signature]
Notary Public for Oregon
My commission expires: 11/7/09