

mtc-73420 PS



M06-03145

Klamath County, Oregon

02/17/2006 02:50:50 PM

Pages 1 Fee: \$21.00

After recording return to:

DENNIS M. HANSEN

402 WARNER-PARROTT RD.

OREGON CITY, OR 97045

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

DENNIS M. HANSEN

402 WARNER-PARROTT RD.

OREGON CITY, OR 97045

Escrow No. MT73420-PS

Title No. 0073420

SWD

STATUTORY WARRANTY DEED

RUSSELL TOLER, Grantor(s) hereby convey and warrant to **DENNIS M. HANSEN and DEBRA D. HANSEN, husband and wife**, 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:

Lots 9, 10 and 11 in Block 12 of WEST CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3407-034CD-02000-000

Key No: 200678

Tax Account No: 3407-034CD-01900-000

Key No: 200687

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 **\$34,705.30**.

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 17th day of February, 2006.

Russell Toler
RUSSELL TOLER

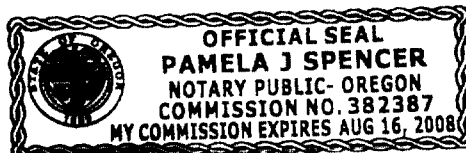
STATE OF ~~CALIFORNIA~~ Oregon (wa)
SS.

COUNTY OF Klamath

On February 17, 2006 before me, Pamela J. Spencer personally appeared RUSSELL TOLER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Pamela J. Spencer



2/00