

mtc-73126 stt



M06-03433

Klamath County, Oregon

02/23/2006 03:22:17 PM

Pages 1 Fee: \$21.00

After recording return to:

Andrew James Bowman

10715 Vincent Drive

Klamath Falls, OR 97603

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

Andrew James Bowman

10715 Vincent Drive

Klamath Falls, OR 97603

Escrow No. MT73126-SH

Title No. 0073126

SWD

STATUTORY WARRANTY DEED

Joseph Hutchison, Grantor(s) hereby convey and warrant to **Andrew James Bowman**, 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 10715 (Vincent Drive), Tract 1365 - FALCON HEIGHTS CONDOMINIUMS STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-80036-000

Key No: 885964

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 **\$109,500.00**.

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)).

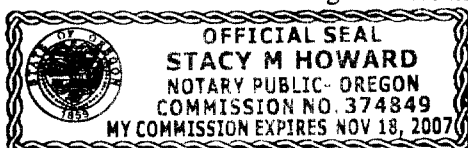
Dated this 21 day of Feb, 2006

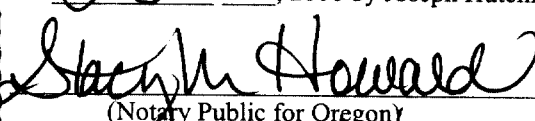

Joseph Hutchison

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Feb 21, 2006 by Joseph Hutchison.




(Notary Public for Oregon)

My commission expires 11/18/2007

21.00