



M06-03557

Klamath County, Oregon

02/27/2006 10:30:17 AM

Pages 1 Fee: \$21.00

After recording return to:

Theodore A. Keller

5365 Cerro Sur

El Sobrante, CA 94803

Until a change is requested all

tax statements shall be sent to

The following address:

Theodore A. Keller

5365 Cerro Sur

El Sobrante, CA 94803

Escrow No. _____

Title No. _____

SWD

STATUTORY WARRANTY DEED

Theodore A. Keller and Linda E. Keller, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Theodore A. Keller and Linda E. Keller, as tenants by the entirety and Karen S. Passmore, with rights of survivorship**, 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 1, Block 4, SADDLE MOUNTAIN ESTATES, TRACT NO. 1055, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3509-013CA-00800-000

Key No: 253022

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 **\$197,000.00**.

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 10 day of February, 2006.

Theodore A. Keller
Theodore A. Keller

Linda E. Keller
Linda E. Keller

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on February 10, 2006 by Theodore A. Keller and Linda E. Keller



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

2/10