



After recording return to:
Karl M. Graham
2318 Linda Vista Drive
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Karl M. Graham
2318 Linda Vista Drive
Klamath Falls, OR 97601

File No.: 7021-751927 (DMC)
Date: February 17, 2006

M06-03707

Klamath County, Oregon

02/28/2006 11:48:54 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

James F. Clough and Jill A. Clough as tenants by the entirety, Grantor, conveys and warrants to Karl M. Graham and Tracy M. Warwick not as tenants in common, but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 in Block 1 of First Addition to Loma Linda Heights, according to the official plat thereof on file in the office of the County 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 **\$270,000.00**. (Here comply with requirements of ORS 93.030)

Handwritten initials or signature

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 17th day of February, 2006.

James F. Clough
James F. Clough

Jill A. Clough
Jill A. Clough

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17th day of February, 2006
by **James F. Clough and Jill A. Clough.**

Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-2009

