

mtc-73330 KR

THIS SPACE RESERVED FOR RECORDER'S USE



M06-03978

Klamath County, Oregon

03/03/2006 03:03:27 PM

Pages 1 Fee: \$21.00

After recording return to:

James O. Preston

PO Box 706

Keno, OR 97627

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

James O. Preston

PO Box 706

Keno, OR 97627

Escrow No. MT73330-KR

Title No. 0073330

SWD

STATUTORY WARRANTY DEED

Arthur E. Sevigny and Maureen Sevigny, as tenants by the entirety, Grantor(s) hereby convey and warrant to **James O. Preston and Diane G. Preston, as tenants by the entirety**, 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 13 in Block 3 of Tract No. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4008-020C0-01000-000

Key No: 624863

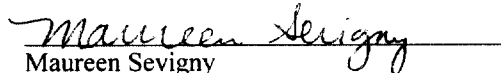
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$66,000.00**.

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 2nd day of March, 2006.


Arthur E. Sevigny

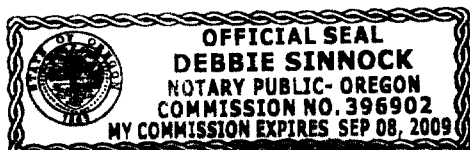

Maureen Sevigny

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-2-, 2006 by Arthur E. Sevigny and Maureen Sevigny.


(Notary Public for Oregon)

My commission expires 9-8-09



21.00