

mtc-73531

THIS SPACE RES

M06-04238

Klamath County, Oregon

03/08/2006 02:46:11 PM

Pages 1 Fee: \$21.00



After recording return to:

Patricia E. Balteau

33387 Stone Road

Warren, OR 97053-9716

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

Patricia E. Balteau

33387 Stone Road

Warren, OR 97053-9716

Escrow No. 12-406495

Title No. 0073531

SWD

STATUTORY WARRANTY DEED

Harold G. Dempsey, Grantor(s) hereby convey and warrant to **Patricia E. Balteau**, 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 11 of SUN COUNTRY ESTATES, TRACT 1352, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Acct #2309-025B0-01900-000

Key No. 886125

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:

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The true and actual consideration for this conveyance is **\$80,000.00**.

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 7th day of March, 2006

Harold G. Dempsey

State of Oregon

County of ~~Klamath~~ Marion

This instrument was acknowledged before me on March 7, 2006 by Harold G. Dempsey.



(Notary Public for Oregon)

My commission expires 10-11-2008

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