

M06-04271

Klamath County, Oregon

03/08/2006 03:25:18 PM

Pages 1 Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

EDYTHE V. MCGLOTHERN, Grantor,

conveys and warrants to

VERN A. GRINDY, an individual, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOTS 11 12 13 14 AND 15 IN BLOCK 38 CRESCENT ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEEDS RECORDED MARCH 5 1943 IN DEED VOLUME 153 PAGE 367 AND RECORDED MARCH 15 1952 IN DEED VOLUME 253 PAGE 583 DEED RECORDS OF KLAMATH COUNTY OREGON

Tax Account No(s): R153924 R153915 R154022 M39390

Map/Tax Lot No(s): 2409030CA06400 2409030CA06300 2409030CA06500

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$64,900.00 .

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 28 day of February, 2006.

Edythe V. Mc Glothern
EDYTHE V. MCGLOTHERN

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on February 28, 2006 by EDYTHE V. MCGLOTHERN.

Vanessa R Carpenter
(Notary Public for Oregon)
My commission expires July 5 2009

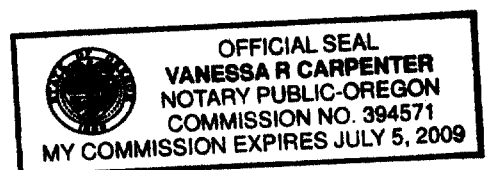
After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

VERN A. GRINDY
61004 SNOWBRUSH DRIVE
BEND, OR 97702

TITLE NO. 761511

Escrow # 14.00087020



21F