

**M06-04336**

Klamath County, Oregon

03/09/2006 03:13:40 PM

Pages 2 Fee: \$26.00



After recording return to:  
Frank G. Greco, II and Laurie A.  
Greco  
5161 Larch Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Frank G. Greco, II and Laurie A. Greco  
5161 Larch Lane  
Klamath Falls, OR 97601

File No.: 7021-675530 (SAC)  
Date: March 01, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

## **STATUTORY WARRANTY DEED**

**Michael Menefee and Marsha Menefee as tenants by the entirety**, Grantor, conveys and warrants to **Frank G. Greco, II and Laurie A. Greco as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 16 in Tract 1416, The Woodlands - Phase 1, 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 **\$225,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER ORS 197.532. 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 ORS 197.532.

26

APN: 890996

Statutory Warranty Deed  
- continued

File No.: 7021-675530 (SAC)  
Date: 03/01/2006

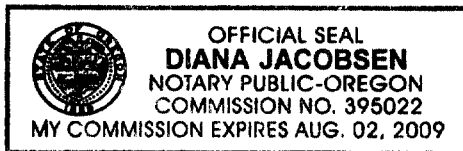
Dated this 8<sup>th</sup> day of March, 2006.

[Signature]  
Michael Menefee

[Signature]  
Marsha Menefee

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 8<sup>th</sup> day of March, 2006  
by **Michael Menefee and Marsha Menefee.**



[Signature]

Notary Public for Oregon  
My commission expires: 8/2/09