

MTL-735 20 LW

THIS SPACE RESERVED FOR RECORDER'S USE



M06-04593

Klamath County, Oregon

03/14/2006 03:19:34 PM

Pages 1 Fee: \$21.00

After recording return to:

CRAYLENE DELUCCA

1909 Vanness
Klamath Falls, OR 97601

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

CRAYLENE DELUCCA

1909 Vanness
Klamath Falls, OR 97601

Escrow No. MT73520-LW

Title No. 0073520

SWD

STATUTORY WARRANTY DEED

DENICE G. BOLIN and BEVON R. DOWELL, with the rights of survivorship, Grantor(s) hereby convey and warrant to **CRAYLENE DELUCCA**, 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 749, Block 117, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033DB-07500-000

Key No: 613116

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 **\$106,000.00**.

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 10 day of March 2006

Denice G. Bolin
DENICE G. BOLIN

Bevon R. Dowell
BEVON R. DOWELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 10, 2006 by DENICE G. BOLIN and BEVON R. DOWELL.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



21.0