

mtc-73532W

THIS SPACE RESERVED FOR RECORDER'S USE



M06-04720

Klamath County, Oregon

03/16/2006 10:32:02 AM

Pages 2 Fee: \$26.00

After recording return to:

RICHARD D. DEWING

4020 Anderson Circle
Sacramento, CA 95826

Until a change is requested all

tax statements shall be sent to

The following address:

RICHARD D. DEWING

4020 Anderson Circle
Sacramento, CA 95826

Escrow No. MT73532-LW

Title No. 0073532

SWD

STATUTORY WARRANTY DEED

WALTER GRANT WADDELL, WHO ALSO ACQUIRED TITLE AS WALTER G. WADDELL and WILMA R. WADDELL, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RICHARD D. DEWING and CAROL R. DEWING, 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:

Lots 14, 15 and 16 in Block 101, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3711-025C0-01300-000

Key No: 393620

Tax Account No: 3711-025C0-01400-000

Key No: 393611

Tax Account No: 3711-025C0-01200-000

Key No: 393639

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 **\$168,000.00**.

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)).

26.00

Dated this 10 day of March, 2006

Walter Grant Waddell
WALTER GRANT WADDELL, WHO ALSO ACQUIRED TITLE AS WALTER G. WADDELL

Wilma R. Waddell
WILMA R. WADDELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 10, 2006 by WALTER GRANT WADDELL, WHO ALSO ACQUIRED TITLE AS WALTER G. WADDELL and WILMA R. WADDELL.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

