

M06-04822

Klamath County, Oregon

03/17/2006 11:20:19 AM

Pages 2 Fee: \$26.00



After recording return to:
Ron Rodebush
84614 Laughlin Road
Eugene, OR 97405

Until a change is requested all tax statements
shall be sent to the following address:
Ron Rodebush
84614 Laughlin Road
Eugene, OR 97405

File No.: 7194-774349 (SMJ)
Date: March 09, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William L. Brooks and Marilyn L. Brooks as tenants by the entirety, Grantor, conveys and warrants to **Ron Rodebush and Dennis Olson each as to an undivided 1/2 interest as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 31 Block 8 Two Rivers North, 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 **\$24,400.00**. (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 ORS 197.352. 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 197.352.

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APN: R162451

Statutory Warranty Deed
- continued

File No.: 7194-774349 (SMJ)
Date: 03/09/2006

Dated this B day of March, 2006.

William L. Brooks
William L. Brooks

Marilyn L. Brooks
Marilyn L. Brooks

STATE OF Oregon)
County of Lane)ss.
)

This instrument was acknowledged before me on this B day of March, 2006
by **William L. Brooks and Marilyn L. Brooks.**



Donna Warmuth
Notary Public for Oregon
My commission expires: 6-14-09