



mtc-73237^{MS}
THIS SPACE RESE

M06-05355

Klamath County, Oregon

03/23/2006 02:58:35 PM

Pages 2 Fee: \$26.00

After recording return to:

John D. McGowen

2161 Vine Avenue

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

John D. McGowen

2161 Vine Avenue

Klamath Falls, OR 97601

Escrow No. MT73237-MS

Title No. 0073237

SWD

STATUTORY WARRANTY DEED

John W.W. Arnold and Paul L. F. Arnold, Personal Representative of the Estate of William L.F. Arnold, deceased, as tenants in common, Grantor(s) hereby convey and warrant to **John D. McGowen and Amy L. McGowen, 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:

The S1/2 of Lot 496 and the S1/2 of the E1/2 of Lot 497 of Block 109 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: 3809-033AC-11200-000

Key No: 479850

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 **\$80,000.00**.

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 23rd day of March, 2006.

[Signature]
John W.W. Arnold

[Signature]
Paul L. F. Arnold, Personal Representative of the Estate of William L.F. Arnold, deceased

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-23-, 2006 by John W.W. Arnold and Paul L. F. Arnold, Personal Representative of the Estate of William L.F. Arnold, deceased.

[Signature]
(Notary Public for Oregon)

My commission expires 9-8-09

