

mtc-73619SH

THIS SPACE RES



**M06-05513**

Klamath County, Oregon

03/24/2006 03:02:34 PM

Pages 1 Fee: \$21.00

After recording return to:  
Chase Properties Brokerage an Oregon Assumed  
Business Name  
4926 Grosbeak Dr  
Klamath Falls, OR 97601

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

Chase Properties Brokerage an Oregon Assumed  
Business Name  
4926 Grosbeak Dr  
Klamath Falls, OR 97601

Escrow No. MT73619-SH  
Title No. 0073619

W.D.

### STATUTORY WARRANTY DEED

**Ricky R. Waggy and Deborah A. Waggy, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Chase Properties Brokerage an Oregon Assumed Business Name**, 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 16 in Block 43, TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018AA-04600-000

Key No: 241580

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 **\$25,000.00**.

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 13 day of MARCH, 2006

Ricky R. Waggy  
  
Deborah A. Waggy

State of ~~Oregon~~ Ohio  
County of ~~KLAMATH~~ Montgomery

This instrument was acknowledged before me on March 13, 2006 by Ricky R. Waggy and Deborah A. Waggy.

My commission expires March 3, 2007

LORI J. MCKINLEY, Notary Public  
In and for the State of Ohio  
My Commission Expires March 3, 2007

21.00