



mtc-73549 SH  
THIS SPACE RESI

**M06-05894**

Klamath County, Oregon

03/29/2006 02:59:17 PM

Pages 1 Fee: \$21.00

After recording return to:

Rita M. Mills

2939 Orindale Rd

Klamath Falls, OR 97601

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

Rita M. Mills

2939 Orindale Rd

Klamath Falls, OR 97601

Escrow No. MT73549-SH

Title No. 0073549

SWD

### STATUTORY WARRANTY DEED

**Robert L. James and Deborah L. James, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Rita M. Mills**, 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 2 in Block 304 of DARROW 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: 3809-033DD-02900-000

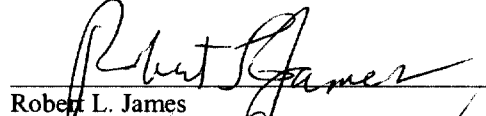
Key No: 633265

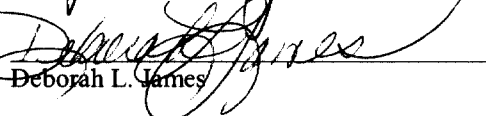
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$74,500.00**.

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)).

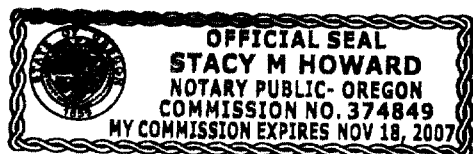
Dated this 29 day of March, 2006

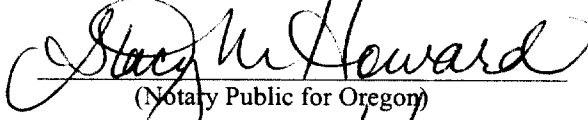
  
Robert L. James

  
Deborah L. James

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 29, 2006 by Robert L. James and Deborah L. James.



  
(Notary Public for Oregon)  
My commission expires 11/18/2007

21.00