



mtc-7353305
THIS SPACE RES

M06-05530
Klamath County, Oregon
03/24/2006 03:13:03 PM
Pages 1 Fee: \$21.00

After recording return to:
ROXANNE PERKINS
PO BOX 7721
Klamath Falls, OR 97602

M06-05902
Klamath County, Oregon
03/29/2006 03:05:52 PM
Pages 1 Fee: \$21.00

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

ROXANNE PERKINS
PO BOX 7721
Klamath Falls, OR 97602

Escrow No. MT73533-DS
Title No. 0073533

SWD

STATUTORY WARRANTY DEED

MONTE R. DUELL AND DOROTHY J. DUELL, INITIAL TRUSTEES OF THE DUELL FAMILY TRUST DATED MAY 27, 2004, Grantor(s) hereby convey and warrant to **ROXANNE PERKINS and MICHAEL HAECKER**, 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 538 in Block 127 of 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: 3809-033AD-16000-000 Key No: 482597

**as tenants by the entirety

*This Document is being re-recorded to complete the vesting of the Grantees herein, as previously recorded in Book M06-05530.

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 **\$132,000.00**.

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 3/22/06 day of _____.

Dorothy J. Duell
DOROTHY J. DUELL



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 22 Mar 06, 2006 by DOROTHY J. DUELL.

Patricia Harmon
(Notary Public for Oregon)

My commission expires 13 Dec 2008

21.0 RR