

mtc-73641 DS

THIS SPACE RESERVED FOR RECORDER'S USE



M06-06359

Klamath County, Oregon

04/03/2006 02:53:54 PM

Pages 1 Fee: \$21.00

After recording return to:

KIL NAM LEE

3502 NORTHRIDGE DRIVE

KLAMATH FALLS, OR 97603

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

KIL NAM LEE

3502 NORTHRIDGE DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT73641-DS

Title No. 0073641

SWD

STATUTORY WARRANTY DEED

TRACY M. WARWICK, Grantor(s) hereby convey and warrant to **KIL NAM LEE**, 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 10 in Block 2 of TRACT 1216 - FIRST ADDITION TO CHIA PARK,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019DC-10900-000

Key No: 874686

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 **\$225,000.00**.

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 3rd day of April, 2006

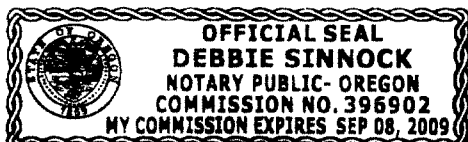

TRACY M. WARWICK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-3-, 2006 by TRACY M. WARWICK.


(Notary Public for Oregon)

My commission expires 9-8-09



21.00