

mtc-73263 DS

THIS SPACE RESERVED FOR RECORDER'S USE



M06-06928

Klamath County, Oregon

04/10/2006 02:38:30 PM

Pages 1 Fee: \$21.00

After recording return to:

Mark R. Kempton

34043 Pleasant View Rd.

Chiloquin, OR 97624

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

Mark R. Kempton

34043 Pleasant View Rd.

Chiloquin, OR 97624

Escrow No. MT73263-DS

Title No. 0073263

SWD

STATUTORY WARRANTY DEED

Hannelore E. Morton, Grantor(s) hereby convey and warrant to **Mark R. Kempton**, 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:

Lots 17, 18 and 19 in Block 24 of TRACT 113, OREGON SHORES
SUBDIVISION, UNIT 2, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018DD-03500-000

Key No: 245372

Tax Account No: 3507-018DD-03600-000

Key No: 245390

Tax Account No: 3507-018DD-03400-000

Key No: 245363

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 **\$135,000.00**.

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 6th day of April 2006.

Hannelore E. Morton
Hannelore E. Morton

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-6-, 2006 by Hannelore E. Morton.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

21.0