

mtc-74003

M06-07086

Klamath County, Oregon

04/12/2006 10:26:27 AM

Pages 3 Fee: \$31.00



After Recording Return To:

Ticor Title
1459 E. McAndrews Road
Medford OR 97504-6107

Send Tax Statements To:

Mark Owen
26622 Forest Park Lane
Klamath Falls OR 97601

Title Order No. 0074003

Escrow No. 03-70360

Tax Account No.

WARRANTY DEED

(ORS 93.850)

Andrea Cook and Rick Cook and Gary West and Dee West, and Mark Owen, not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to Mark Owen, an estate in fee simple, Grantee, the following described real property:

See Exhibit 'A' attached hereto and by reference made a part hereof.

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

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, 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)).

The true consideration for this conveyance is \$45,000.00.

Dated this 7 day of April, 2006.

Andrea Cook
Andrea Cook

Rick Cook
Rick Cook

Gary West
Gary West

Dee West
Dee West

Mark Owen
Mark Owen

State of OR, County of Jackson)ss.

This instrument was acknowledged before me on 4th, 2006
by Andrea Cook and Rick Cook.

Krisson Moore
Notary Public

My commission expires: July 5, 2006



31.00

State of OR, County of Jackson)ss.

This instrument was acknowledged before me on 4/7, 2006
by Gary West and Dee West.

Krisson Moore
Notary Public

My commission expires July 5, 2006

State of OR, County of Jackson)ss.

This instrument was acknowledged before me on 4/10, 2006
by Mark Owen.

Krisson Moore
Notary Public

My commission expires: July 5, 2006



Title No. 0074003

Escrow No. 03-70360

EXHIBIT 'A'

Legal Description:

Lot 130 of THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3606-003BD-02400-000

Key No: 310602