



mtc-74054 SH

THIS SPACE RESERVE

M06-07152

Klamath County, Oregon

04/12/2006 02:59:13 PM

Pages 1 Fee: \$21.00

After recording return to:

JAMES R. DUNKIN

P.O. BOX 442

KENO, OR 97627

Until a change is requested all

tax statements shall be sent to

The following address:

JAMES R. DUNKIN

P.O. BOX 442

KENO, OR 97627

Instrument No. M174054-SH

File No. 0074054

4/12/06

### STATUTORY WARRANTY DEED

TERRELL S. OSTRANDER, Grantor(s) hereby convey and warrant to JAMES R. DUNKIN and DANA G. DUNKIN, as tenants by the entirety, 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 40, Block 21 of TRACT NO. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3907-026DC-00800-000

Key No: 489509

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 \$47,500.00.

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 10 day of April, 2006

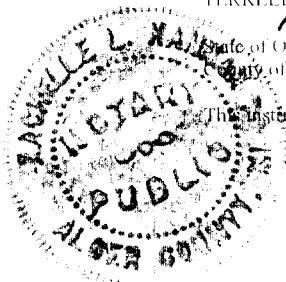
TERRELL S. OSTRANDER

Notary Public for Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 10, 2006 by TERRELL S. OSTRANDER.

Rachelee L. Hannah  
(Notary Public for Michigan, Alger County)

My commission expires Jan. 31, 2013



21.00