

M06-07238

Klamath County, Oregon

04/13/2006 03:07:14 PM

Pages 2 Fee: \$26.00



After recording return to:
Jiwan B. Ripley
1407 Red Bud Drive
Klamath Falls, OR 97601

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

Jiwan B. Ripley
1407 Red Bud Drive
Klamath Falls, OR 97601

File No.: 7021-687501 (SAC)
Date: April 07, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael Menefee and Marsha Menefee as tenants by the entirety, Grantor, conveys and warrants to **Jiwan B. Ripley**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 56 in Tract 1416, The Woodlands-Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$225,400.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

26

APN: 890955

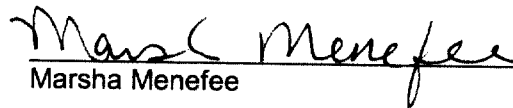
Statutory Warranty Deed
- continued

File No.: 7021-687501 (SAC)
Date: 04/07/2006

Dated this 11th day of April, 2006



Michael Menefee

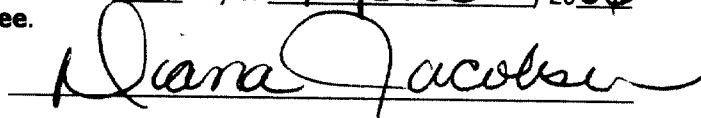
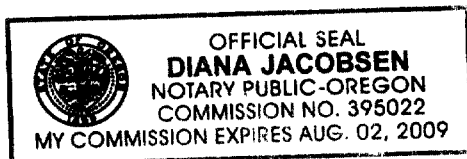


Marsha Menefee

STATE OF Oregon)

County of Clatsop) ss.

This instrument was acknowledged before me on this 11th day of April, 2006
by **Michael Menefee and Marsha Menefee.**



Notary Public for Oregon
My commission expires:

8/2/09