



mtc-73601 MS
THIS SPACE RESE

M06-07372

Klamath County, Oregon

04/14/2006 02:52:24 PM

Pages 1 Fee: \$21.00

After recording return to:

Gerrin DeGroot

1211 Wild Plum Drive

Klamath Falls, OR 97601

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

Gerrin DeGroot

1211 Wild Plum Drive

Klamath Falls, OR 97601

Escrow No. MT73601-MS

Title No. 0073601

SWD

STATUTORY WARRANTY DEED

Guy Sesa and Lori Sesa, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Gerrin DeGroot and Kristine DeGroot, 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 4, Block 2 of TRACT 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-025DD-02400-000

Key No: 426097

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 **\$475,000.00**.

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 15th day of April, 2006

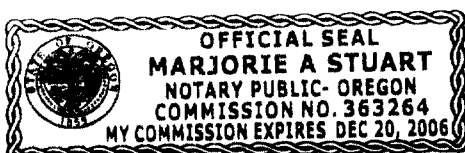
Guy Sesa
Guy Sesa

Lori Sesa
Lori Sesa

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 4-12, 2006 by Guy Sesa and Lori Sesa.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

21.00