



mtc-73961TM
THIS SPACE RESE

M06-07377
Klamath County, Oregon
04/14/2006 02:55:31 PM
Pages 1 Fee: \$21.00

After recording return to:

TODD D. KEPPLER

8507 ROCKINGHORSE LANE

KLAMATH FALLS, OR 97603

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

TODD D. KEPPLER

8507 ROCKINGHORSE LANE

KLAMATH FALLS, OR 97603

Escrow No. MT73961-TM

Title No. 0073961

SWD

STATUTORY WARRANTY DEED

LEO C. OLSEN and PAMELA J. OLSEN, as tenants by the entirety, Grantor(s) hereby convey and warrant to **TODD D. KEPPLER and PATRICIA L. SIMS, with the rights of survivorship**, 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 15, Block 1, ROLLING HILLS, TRACT NO. 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3910-019A0-01500-000

Key No: 598856

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 **\$295,000.00**.

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 13 day of April, 2006

Leo C. Olsen
LEO C. OLSEN

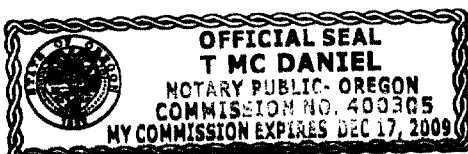
Pamela J. Olsen
PAMELA J. OLSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 13, 2006 by LEO C. OLSEN and PAMELA J. OLSEN.

Megan
(Notary Public for Oregon)

My commission expires 12/17/09



21.00