

MT- 73908 MS

THIS SPACE RESER

M06-07532

Klamath County, Oregon

04/18/2006 10:47:07 AM

Pages 1 Fee: \$21.00



After recording return to:

Ryan C. Dean

10039 Westbrook Drive

Klamath Falls, OR 97603

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

Same as above

Escrow No. MT73908-MS

Title No. 0073908

SWD

### STATUTORY WARRANTY DEED

**Douglas Dean**, Grantor(s) hereby convey and warrant to **Ryan C. Dean and Douglas Dean, not as tenants in common, but with 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 1 in Block 10 of FAIRVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029DB-05900-000

Key No: 302700

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 **other than \$\$**

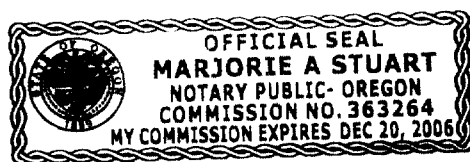
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 17 day of April, 2006.

Douglas Dean  
Douglas Dean

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 4/17, 2006 by Douglas Dean.



MA Stuart  
(Notary Public for Oregon)

My commission expires

12/20/06

21.00