

mtc- 73915 KR
THIS SPACE RES

M06-07554

Klamath County, Oregon

04/18/2006 02:23:50 PM

Pages 1 Fee: \$21.00



After recording return to:

Jerome E. Kracow

18846 Clearbrook St.

Northridge, CA 91326

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

Jerome E. Kracow

18846 Clearbrook St.

Northridge, CA 91326

Escrow No. MT73915-KR

Title No. 0073915

SWD

STATUTORY WARRANTY DEED

Michael Karrer and Donna McAlister, not as Tenants in Common, but with Rights of Survivorship,
Grantor(s) hereby convey and warrant to **Jerome E. Kracow and Patricia A. Kracow, 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:

Lots 18 and 19, Block 31, TRACT 1184, OREGON SHORES UNIT 2 FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-017CB-00600-000

Key No: 237899

Tax Account No: 3507-017CB-00500-000

Key No: 237906

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 **\$42,000.00.**

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 17th day of April, 2006.

Michael Karrer
Michael Karrer

Donna McAlister
Donna McAlister

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 17, 2006 by Michael Karrer and Donna McAlister.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

21.00