

mtc-73853st

THIS SPACE RESERVED FOR RECORDER'S USE



M06-07603

Klamath County, Oregon

04/19/2006 10:26:18 AM

Pages 1 Fee: \$21.00

After recording return to:

Timothy A. Larson

6408 Harlan Drive

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Timothy A. Larson

6408 Harlan Drive

Klamath Falls, OR 97603

Escrow No. MT73853-SH

Title No. 0073853

SWD

STATUTORY WARRANTY DEED

John M.Yarbrough and Carol A.Yarbrough, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Timothy A. Larson and Margaret M. Larson, 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 1 in Block 2 of Tract 1067, THE HIGHLANDS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No: 3910-010C0-00100-000

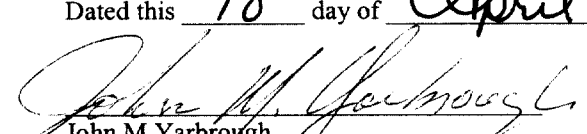
Key No: 596028

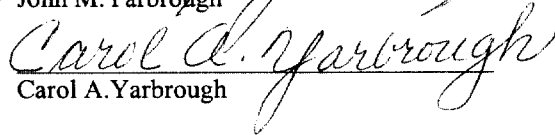
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$175,000.00**.

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 18 day of April, 2006


John M. Yarbrough

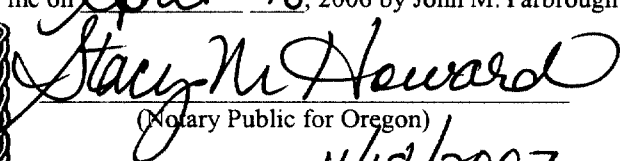

Carol A. Yarbrough

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 18, 2006 by John M. Yarbrough and Carol A. Yarbrough.




(Notary Public for Oregon)

My commission expires 11/18/2007

21.00