

mtc-73309 SH

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-07626**

Klamath County, Oregon

04/19/2006 02:57:57 PM

Pages 1 Fee: \$21.00

After recording return to:

Matthew B. Pace

3839 Bristol Avenue

Klamath Falls, OR 97603

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

Matthew B. Pace

3839 Bristol Avenue

Klamath Falls, OR 97603

Escrow No. MT73309-SH

Title No. 0073309

SWD

### STATUTORY WARRANTY DEED

**John R. Warner and Katie M. Warner, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Matthew B. Pace**, 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 23 of SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-010DA-05600-000

Key No: 545271


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 **\$181,900.00**.

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 29 day of March, 2006

  
John R. Warner

  
Katie M. Warner

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 29, 2006 by John R. Warner and Katie M. Warner.



  
(Notary Public for Oregon)

My commission expires 11/18/2007

21.00