



mtc-74109 UW
THIS SPACE RESER

M06-07743
Klamath County, Oregon
04/20/2006 03:21:27 PM
Pages 2 Fee: \$26.00

After recording return to:

DIRK E. GRAVES

63985 TYLER ROAD

BEND, OR 97701

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

DIRK E. GRAVES

63985 TYLER ROAD

BEND, OR 97701

Escrow No. MT74109-LW

Title No. 0074109

SWD

STATUTORY WARRANTY DEED

L
PHILIP MUSCAT, AS TO PARCEL 1 AND PHILIP V. MUSCAT, WHO ACQUIRED TITLE AS PHILIP V. **AS TO PARCEL 2**, Grantor(s) hereby convey and warrant to DIRK E. GRAVES and DENISE M. GRAVES, 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:

PARCEL 1

Lot 30 in Block 33, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3510-027A0-01400-000

Key No: 269426

PARCEL 2

Lot 31 in Block 33, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3510-027A0-01500-000

Key No: 269417

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 **\$12,800.00**.

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)).

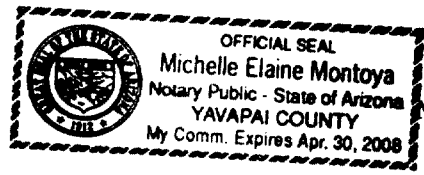
26.00

Dated this 18 day of April, 06.

Philip V. Muscat
PHILIP V. MUSCAT

State of Arizona
County of YAVAPAI

This instrument was acknowledged before me on April 18, 2006 by PHILIP V. MUSCAT.



Michelle Elaine Montoya
(Notary Public)

My commission expires April 30, 2008