M06-07748

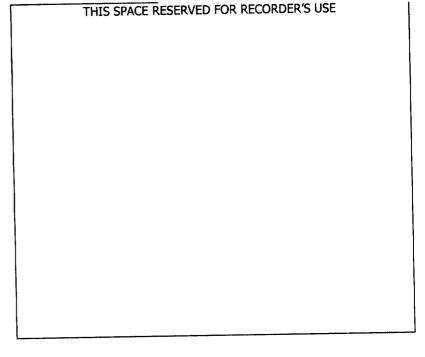
Klamath County, Oregon 04/20/2006 03:29:57 PM Pages 2 Fee: \$26.00



After recording return to: David W. Sehnem and Yvette M. Sehnem 283 Goldenwood Circle Simi Valley, CA 93065

Until a change is requested all tax statements shall be sent to the following address:
David W. Sehnem and Yvette M.
Sehnem
283 Goldenwood Circle
Simi Valley, CA 93065

File No.: 7021-745137 (DMC) Date: March 01, 2006



STATUTORY WARRANTY DEED

Diamond Key Builders, LLC, Grantor, conveys and warrants to **David W. Sehnem and Yvette M. Sehnem as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 61 of Tract 1428, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

 Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$226,900.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER ORS 197.532. 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 ORS 197.532.



APN:	RRQ	ΛR	70

Statutory Warranty Deed - continued

File No.: **7021-745137 (DMC)**Date: **03/01/2006**

Dated this day of	Pyrul	, 20 <u>UU</u> .
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Diamond Key Builders, LLC

By: George H. Gardner, President

STATE OF	Oregon)
)ss
County of	Klamath)

OFFICIAL SEAL
DORI CRAIN
NOTARY PUBLIC-OREGON
COMMISSION NO. 398601
MY COMMISSION EXPIRES NOV. 7, 2009

Dori Crain

Notary Public for Oregon

My commission expires: November 7, 2009