

~ MTC-74017 MS

THIS SPACE RESEI

M06-07842

Klamath County, Oregon

04/21/2006 02:58:25 PM

Pages 1 Fee: \$21.00



After recording return to:

Andrew S. Whitman

5125 Alva Avenue

Klamath Falls, OR 97603

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

Andrew S. Whitman

5125 Alva Avenue

Klamath Falls, OR 97603

Escrow No. MT74017-MS

Title No. 0074017

SWD

STATUTORY WARRANTY DEED

Lee Roy Cummings, Grantor(s) hereby convey and warrant to **Andrew S. Whitman and Essie M. Whitman, 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:

The East 1/2 of Lots 70 and 71 of YALTA GARDENS, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002AB-01200-000

Key No: 512412

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 **\$130,000.00**.

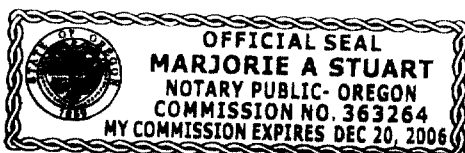
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 20th day of April, 2006

Lee Roy Cummings
Lee Roy Cummings

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4/20, 2006 by Lee Roy Cummings.



(Signature)
(Notary Public for Oregon)

My commission expires 12/20/06

21.00