

M06-07852

Klamath County, Oregon

04/21/2006 03:08:37 PM

Pages 2 Fee: \$26.00



After recording return to:
Sierra Developments LLC
Po Box 5077
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Sierra Developments LLC
Po Box 5077
Klamath Falls, OR 97601

File No.: 7021-770100 (DMC)
Date: March 01, 2006

THIS SPACE RESERVED FOR RECORDING USE

STATUTORY WARRANTY DEED

Dan R. Kurtz and Sydney R. Kurtz, husband and wife, Grantor, conveys and warrants to **Sierra Developments LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1 of Land Partition 41-02, Replat of Lot 6 in Block 3 of Tract 1152 - North Hills, 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:

1. 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 **\$185,000.00**. (Here comply with requirements of ORS 93.030)

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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.

Dated this 17 day of April, 2006.

Dan R. Kurtz
Dan R. Kurtz

Sydney R. Kurtz
Sydney R. Kurtz

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of April, 2006
by **Dan R. Kurtz and Sydney R. Kurtz.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009