

M06-07854

Klamath County, Oregon

04/21/2006 03:09:36 PM

Pages 2 Fee: \$26.00



After recording return to:

Richard Cave and Gloria Cave

733 E Main St.
Klamath Falls OR

97601

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

Richard Cave and Gloria Cave

Address as shown above.

File No.: 7021-791324 (MTA)

Date: April 12, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

GEORGE C. MERHOFF, JR. and JOY L. MERHOFF, husband and wife, Grantor, conveys and warrants to **RICHARD CAVE and GLORIA CAVE, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

R.V.C.
GC

Lot 17 in Block 3 of Tract No. 1120, Second Addition to East Hills Estates, 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 **\$415,000.00**. (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 ORS 197.352. 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 197.352.


GC

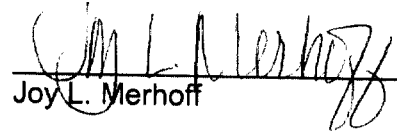
APN: R505046

Statutory Warranty Deed
- continued

File No.: 7021-791324 (MTA)
Date: 04/12/2006

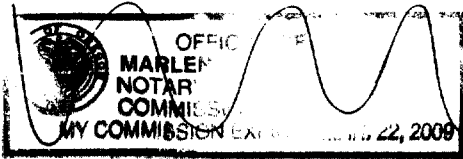
Dated this 13th day of April, 2006.

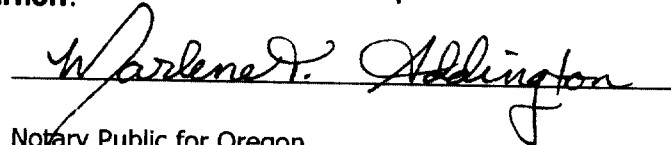

George C. Merhoff Jr.


Joy L. Merhoff

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 13th day of April, 2006
by **George C. Merhoff, Jr. and Joy L. Merhoff.**




Marlene T. Addington

Notary Public for Oregon
My commission expires: March 22, 2009

