

mtc-73939 DS

THIS SPACE RESERVED FOR RECORDER'S USE



M06-07978

Klamath County, Oregon

04/24/2006 03:17:06 PM

Pages 1 Fee: \$21.00

After recording return to:

JAMES E. RIGGINS

P.O. BOX 2172

LAPINE, OR 97739

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

JAMES E. RIGGINS

P. O. BOX 2172

LAPINE, OR 97739

Escrow No. MT73939-DS

Title No. 0073939

SWD

STATUTORY WARRANTY DEED

BILLIE G. REAGAN, Grantor(s) hereby convey and warrant to **JAMES E. RIGGINS**, 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:

Lot 17 in Block 50 of KLAMATH FOREST ESTATES FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3510-026C0-04900-000

Key No: 268873

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 **\$12,000.00**.

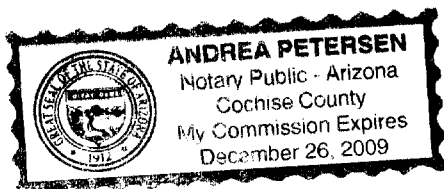
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 7 day of April, 2006

Billie G. Reagan
BILLIE G. REAGAN

State of Arizona
County of Cochise

This instrument was acknowledged before me on Apr 7th, 2006 by BILLIE G. REAGAN.



Andrea Petersen
(Notary Public)

My commission expires 12/26/09

21.00