

MT74312 PS
THIS SPACE RES

M06-08438
Klamath County, Oregon
05/01/2006 10:48:53 AM
Pages 1 Fee: \$21.00



After recording return to:
MARK C. SANDERSON
608 BROOKWOOD DRIVE
RICHARDSON, TX 75080

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

MARK C. SANDERSON
608 BROOKWOOD DRIVE
RICHARDSON, TX 75080

Escrow No. MT74312-PS
Title No. 0074312

SWD

STATUTORY WARRANTY DEED

PRISCILLA A. BURNS, Grantor(s) hereby convey and warrant to **MARK C. SANDERSON**, 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 11 of TROUBADOR TRAIL – TRACT 1360 a resubdivision of Lots 1, 2 and 36 of Tract 1316 – PARADISE HILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3709-03100-01800-000 Key No: 887884

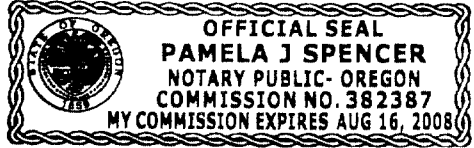
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$95,000.00**.

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 28th day of April, 2006

Priscilla A. Burns
PRISCILLA A. BURNS



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 28, 2006 by PRISCILLA A. BURNS.

Pamela J. Spencer
(Notary Public for Oregon)

My commission expires 8/16/2008

21.00