

MTT-72410 DS

THIS SPACE RESERVED FOR RECORDER'S USE



M06-08582

Klamath County, Oregon

05/02/2006 02:56:46 PM

Pages 1 Fee: \$21.00

After recording return to:

DAVID M. ASHCRAFT

5537 Sturidvant Ave.

Klamath Falls, OR 97603

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

DAVID M. ASHCRAFT

5537 Sturidvant Ave.

Klamath Falls, OR 97603

Escrow No. MT72410-DS

Title No. 0072410

SWD

### STATUTORY WARRANTY DEED

**BILL SORENSEN**, Grantor(s) hereby convey and warrant to **DAVID M. ASHCRAFT and DIANA M. ASHCRAFT, 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:

Lot 24 in Block 6 of Tract 1039, YONNA WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3711-028C0-02000-000

Key No: 398947

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 **\$20,000.00**.

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 19 day of APRIL, 2006

  
BILL SORENSEN

STATE OF CALIFORNIA

COUNTY OF Sacramento <sup>SS.</sup>

On 19<sup>th</sup> April, 2006 before me, Bonnie S. Schlegel personally appeared BILL SORENSEN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Bonnie S. Schlegel



21.00