

MT-74117 DS

THIS SPACE F

M06-08661

Klamath County, Oregon

05/03/2006 02:34:05 PM

Pages 1 Fee: \$21.00



After recording return to:

BRUCE CROUNSE

PO BOX 28275

LAS VEGAS, NV 89126-2275

Until a change is requested all

tax statements shall be sent to

The following address:

BRUCE CROUNSE

PO BOX 28275

LAS VEGAS, NV 89126-2275

Escrow No. MT74117-DS

Title No. 0074117

SWD

STATUTORY WARRANTY DEED

THOMAS P. HARGITT, Grantor(s) hereby convey and warrant to **BRUCE CROUNSE and BARBARA EDDINGTON, not as tenants in common, but with right of survivorship**, 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 22, Block 44, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-016A0-03700-000

Key No: 472214

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 **\$8,500.00**.

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 1 day of MAY, 2006

Thomas P. Hargitt Thomas P. Hargitt
THOMAS P. HARGITT

State of INDIANA
County of VANDERBURGH

This instrument was acknowledged before me on MAY 1, 2006 by THOMAS P. HARGITT.

David J. Reando
(Notary Public for)

My commission expires 9-15-09



DAVID J. REANDO
Resident of Warrick County, IN
Commission Expires: September 15, 2009

21.00