

MT7-74336 LW

THIS SPACE RESI



M06-08966

Klamath County, Oregon

05/05/2006 03:44:54 PM

Pages 1 Fee: \$21.00

After recording return to:

WILLIAM C. RANSOM

2915 Ivan Lane
Klamath Falls OR 97603

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

WILLIAM C. RANSOM

2915 Ivan Lane
Klamath Falls, OR 97603

Escrow No. MT74336-LW

Title No. 0074336

SWD

STATUTORY WARRANTY DEED

TODD D. KEPPL, Grantor(s) hereby convey and warrant to **WILLIAM C. RANSOM**, 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:

The East 6 feet of Lot 9, all of Lots 6, 7 and 8, and the West 13 feet of Lot 5, Block 39, FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Main Street, vacated by instrument recorded in Volume M81, page 2111, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3908-036DA-04000-000

Key No: 502851

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 **\$135,000.00**.

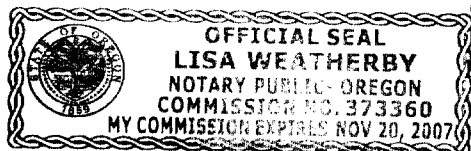
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 4 day of May, 2006.

Todd D. Kepple
TODD D. KEPPL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 4, 2006 by TODD D. KEPPL.



Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/07

21.00