



MT74143 MS  
THIS SPACE RESE

M06-09531

Klamath County, Oregon

05/11/2006 03:07:06 PM

Pages 1 Fee: \$21.00

After recording return to:

Jeanne Petherbridge

2111 Unity Street

Klamath Falls, OR 97603

Until a change is requested all  
tax statements shall be sent to

The following address:

Jeanne Petherbridge

2111 Unity Street

Klamath Falls, OR 97603

Escrow No. MT74143-MS

Title No. 0074143

SWD

### STATUTORY WARRANTY DEED

**Westwind Properties, LLC, an Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to **Jeanne Petherbridge**, 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 South 40 feet of Lot 5 and all of Lot 6 in Block 3 of FIRST ADDITION TO MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-001AC-02400-000

Key No: 504715

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 **\$336,800.00**.

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 16<sup>th</sup> day of May, 2006

Westwind Properties, LLC, an Oregon Limited Liability Company

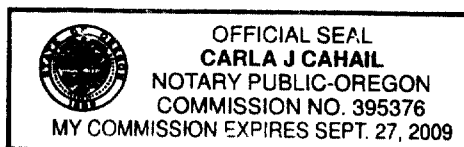
By:

James P. Pentz, Manager

STATE OF OREGON

County of Deschutes

This instrument was acknowledged before me on May 10, 2006, by James P. Pentz as Manager of Westwind Properties, LLC, an Oregon Limited Liability Company.



Notary Public for Oregon  
My Commission Expires: 9-27-09

21.00