

mtc-74298 DS
THIS SPACE RESER

M06-09615
Klamath County, Oregon
05/12/2006 10:27:10 AM
Pages 1 Fee: \$21.00



After recording return to:
DUSTIN G. DEMETRAKOS
1903 Eldorado Blvd.
Klamath Falls, OR 97601

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

DUSTIN G. DEMETRAKOS
1903 Edorado Blvd.
Klamath Falls, OR 97601

Escrow No. MT74298-DS
Title No. 0074298

SWD

STATUTORY WARRANTY DEED

GARY H. KEPPEM and MARLENE D. KEPPEM, as tenants by the entirety, Grantor(s) hereby convey and warrant to DUSTIN G. DEMETRAKOS and CARRIE A. DEMETRAKOS, 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 28 and the Southeasterly 33 feet of Lot 29, Block 17 ELDORADO HEIGHTS to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-020DD-11300-000 Key No: 172930

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 \$196,000.00.

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 MAY 9 day of 2006,

GARY H. KEPPEM (Signature)

MARLENE D. KEPPEM (Signature)

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5-9, 2006 by GARY H. KEPPEM and MARLENE D. KEPPEM.



Debbie Sinnock (Signature)
(Notary Public for Oregon)

My commission expires 9-8-09

21.00