

MTT-74317 SH

THIS SPACE RES:

M06-09781

Klamath County, Oregon

05/15/2006 03:22:06 PM

Pages 1 Fee: \$21.00



After recording return to:

Jack L. Rookstool

4747 S 6th Street Suite A

Klamath Falls, OR 97603

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

Jack L. Rookstool

4747 S 6th Street Suite A

Klamath Falls, OR 97603

Escrow No. MT74317-SH

Title No. 0074317

SWD

STATUTORY WARRANTY DEED

Walter L. Moden and Donna L. Moden, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Jack L. Rookstool**, 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 7 in Block 3 of TRACT 1096 - AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014DA-04400-000

Key No: 575194

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 **\$230,000.00**.

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)).

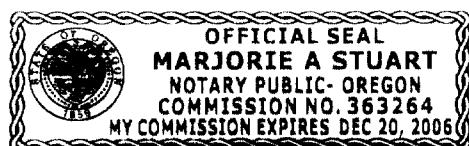
Dated this 17th day of May, 2006

Walter L. Moden
Walter L. Moden

Donna L. Moden
Donna L. Moden

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5/17, 2006 by Walter L. Moden and Donna L. Moden.



Notary Public for Oregon

My commission expires 12/20/06

21.00