

mtc-74501 MS

THIS SPACE RESERVED FOR RECORDER'S USE



M06-10133

Klamath County, Oregon

05/19/2006 11:05:39 AM

Pages 1 Fee: \$21.00

After recording return to:

Craig Bass

10440 Simpson Canyon Road

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Craig Bass

10440 Simpson Canyon Road

Klamath Falls, OR 97601

Escrow No. MT74501-MS

Title No. 0074501

SWD

STATUTORY WARRANTY DEED

Larry J. Cottrell and Karen R. Cottrell, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Craig Bass and Kathy Bass, 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 11 in TRACT 1310 - PLUM VALLEY II, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3709-02900-01400-000

Key No: 379487

Tax Account No: 3709-02900-01400-000

Key No: 598605

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 **\$190,000.00**.

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 18th day of May, 2006

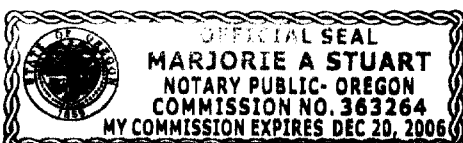
Larry J. Cottrell
Larry J. Cottrell

Karen R. Cottrell
Karen R. Cottrell

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 5/18, 2006 by Larry J. Cottrell and Karen R. Cottrell.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06

21.00