

MT-74449 RP

THIS SPACE RESEI

M06-10158

Klamath County, Oregon

05/19/2006 03:04:15 PM

Pages 1 Fee: \$21.00



After recording return to:

Charles Connell

9777 Arant Road

Klamath Falls, OR 97603

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

Charles Connell

9777 Arant Road

Klamath Falls, OR 97603

Escrow No. MT74449-KR

Title No. 0074449

SWD

### STATUTORY WARRANTY DEED

**Michelle Leathers and Sanford Leathers, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Charles Connell and JoAnn Connell, 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 16 of TRACT 1242, PLUM VALLEY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3709-03300-01600-000

Key No: 696704

Tax Account No: 3709-03300-01600-000

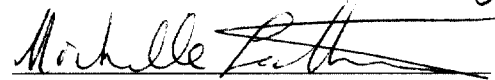
Key No: 769706


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 **\$285,000.00**.

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 18<sup>th</sup> day of May, 2006.

  
Michelle Leathers

  
Sanford Leathers

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 18, 2006 by Michelle Leathers and Sanford Leathers.



  
(Notary Public for Oregon)

My commission expires 11/16/2007

21.00