

MTT-74144 8H

THIS SPACE RESER

M06-10170

Klamath County, Oregon

05/19/2006 03:12:06 PM

Pages 1 Fee: \$21.00



After recording return to:

Joe KuyKendall

1411 Red Bud Drive

Klamath Falls, OR 97601

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

Joe KuyKendall

1411 Red Bud Drive

Klamath Falls, OR 97601

Escrow No. MT74144-SH

Title No. 0074144

SWD

STATUTORY WARRANTY DEED

Michael Menefee and Marsha Menefee, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Joe KuyKendall and Malea KuyKendall, 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 55 Tract 1416, THE WOODLANDS - PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-036DC-00500-000

Key No: 890956

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 **\$245,000.00**.

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 17 day of March, 2006


Michael Menefee


Marsha Menefee

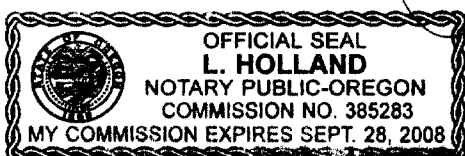
State of Oregon

County of ~~KLAMATH~~ Jackson

This instrument was acknowledged before me on May 17, 2006 by Michael Menefee and Marsha Menefee.


(Notary Public for Oregon)

My commission expires 9/28/08



21.00