



MTC-74307 DS

THIS SPACE RESERVE

M06-10283

Klamath County, Oregon

05/22/2006 03:21:55 PM

Pages 1 Fee: \$21.00

After recording return to:

DREW R. WAITS

3034 Paul Circle

Medford, OR 97501

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

DREW R. WAITS

3034 Paul Circle

Medford, OR 97501

Escrow No. MT74307-DS

Title No. 0074307

SWD

STATUTORY WARRANTY DEED

SANDRA THOMAS, ALSO KNOWN AS SANDRA G. THOMAS, Grantor(s) hereby convey and warrant to **DREW R. WAITS and AMANDA M. WAITS, 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 2, Block 40, HOT SPRINGS ADDITION 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: 3809-028CA-12200-000

Key No: 306163

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 **\$107,000.00**.

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 22nd day of MAY, 2006.

Sandra Thomas
SANDRA THOMAS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5-22-, 2006 by SANDRA THOMAS.



Debbie Sincock
(Notary Public for Oregon)

My commission expires 9-8-09

21.00