

M06-10423

Klamath County, Oregon

05/23/2006 03:43:13 PM

Pages 2 Fee: \$26.00



After recording return to:
Gregory A. Brown and Valerie J.
Brown
2135 Radcliffe Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Gregory A. Brown and Valerie J. Brown
2135 Radcliffe Ave.
Klamath Falls, OR 97601

File No.: 7021-797135 (MTA)
Date: May 17, 2006

THIS SPACE RESERVED FOR RECORDERS USE

STATUTORY WARRANTY DEED

Allen Lee Eggsman, Grantor, conveys and warrants to **Gregory A. Brown and Valerie J. Brown, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13 in Block 209, Mills Second 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.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$110,280.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

APN: 632300

Statutory Warranty Deed
- continued

File No.: 7021-797135 (MTA)
Date: 05/17/2006

Dated this 22nd day of May, 2006.

Allen Lee Eggsman
Allen Lee Eggsman

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 22nd day of May, 2006
by **Allen Lee Eggsman**.

Marlene T. Addington

Notary Public for Oregon

My commission expires: 3-22-2009

