

M06-10644

Klamath County, Oregon

05/25/2006 03:52:56 PM

Pages 2 Fee: \$26.00



After recording return to:
Roy J. Damrill and Ann E. Damrill
4482 Round Lake Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Roy J. Damrill and Ann E. Damrill
4482 Round Lake Road
Klamath Falls, OR 97601

File No.: 7021-818564 (ALF)
Date: May 04, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Gary Grady With and Karen Marie With as tenants by the entirety, Grantor, conveys and warrants to **Roy J. Damrill and Ann E. Damrill, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 in Block 1 Cedar Springs, 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 **\$215,000.00**. (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.

Dated this 22 day of May, 2006

