

MTC 74412-SH

THIS SPACE RESERVED FOR RECORDER'S USE

**M06-10885**

Klamath County, Oregon

05/30/2006 03:32:56 PM

Pages 1 Fee: \$21.00

After recording return to:

Donald T. Wells

10446 WRIGHT AVENUE

Klamath Falls, OR 97603

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

Donald T. Wells

10446 WRIGHT AVENUE

Klamath Falls, OR 97603

Escrow No. MT74412-SH

Title No. 0074412

S.A.D.

**STATUTORY WARRANTY DEED**

**Barbara J. Carter**, Grantor(s) hereby convey and warrant to **Donald T. Wells and Zana S. Wells, 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:

Unit 10446, (Wright Avenue), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-90058-000

Key No: 883620

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 **\$120,000.00**.

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 25<sup>th</sup> day of May, 2006

Barbara J. Carter

State of Oregon

County of ~~KLAMATH~~ TillamookThis instrument was acknowledged before me on May 25th, 2006 by Barbara J. Carter.

Shirley Craft  
(Notary Public for Oregon)

My commission expires Mar 7, 2008

21.00