



THIS SPACE RESE

M06-11285

Klamath County, Oregon

06/02/2006 03:19:34 PM

Pages 1 Fee: \$21.00

mtc-73943DS

After recording return to:

RONALD C. BROWN

3619 Plum Bush Dr.

KLAMATH FALLS, OR 97603

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

RONALD C. BROWN

3619 Plum Bush Dr.

KLAMATH FALLS, OR 97603

Escrow No. MT73943-DS

Title No. 0073943

SWD

STATUTORY WARRANTY DEED

ROBERT POTUCEK and CAROL POTUCEK, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RONALD C. BROWN and RONDA K. BROWN, 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 15 in Block 1 of TRACT NO. 1165, MIRACLE MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3910-009BD-00400-000

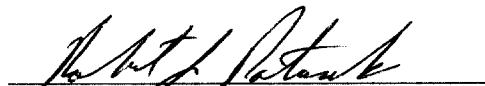
Key No: 594663

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:

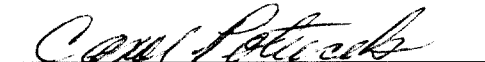
The true and actual consideration for this conveyance is **\$425,000.00**.

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 1st day of June, 2006.



ROBERT POTUCEK




CAROL POTUCEK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-1, 2006 by ROBERT POTUCEK and CAROL POTUCEK.




(Notary Public for Oregon)

My commission expires 9-8-09

21.00