

MTC 74168-TM



THIS SPACE RESERVED

M06-11358

Klamath County, Oregon

06/05/2006 02:42:22 PM

Pages 1 Fee: \$21.00

After recording return to:

MARK WINTERS

P.O. BOX 8123

KLAMATH FALLS, OR 97602

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

MARK WINTERS

P.O. BOX 8123

KLAMATH FALLS, OR 97602

Escrow No. MT74168-TM

Title No. 0074168

SWD

STATUTORY WARRANTY DEED

JOHN JOSHUA DAY, Grantor(s) hereby convey and warrant to **MARK WINTERS**, 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 10 in Block 19 of SECOND RAILROAD 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: 3809-033CB-00101-000

Key No: 49236

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 **\$380,000.00**.

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 5 day of June, 2006

John Joshua Day
JOHN JOSHUA DAY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 5, 2006 by JOHN JOSHUA DAY.

Shirley D. Daniel
(Notary Public for Oregon)

My commission expires 12/17/09

