

MTC 74528-DS

THIS SPACE RESE

M06-11817

Klamath County, Oregon

06/09/2006 02:50:59 PM

Pages 1 Fee: \$21.00



After recording return to:
ROBERT W. AKERS

2025 Portland St.

Klamath Falls, OR 97601

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

ROBERT W. AKERS

2025 Portland St.

Klamath Falls, OR 97601

Escrow No. MT74528-DS

Title No. 0074528

SWD

STATUTORY WARRANTY DEED

MARY C. VANSTRATEN, Grantor(s) hereby convey and warrant to **ROBERT W. AKERS and ARLENE A. AKERS, 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 5 in Block 42, HOT SPRINGS 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: 3809-028CD-07500-000

Key No: 373704

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 **\$139,900.00**.

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 6th day of June, 2006

Mary C. VanStraten
MARY C. VANSTRATEN

State of Oregon
County of

This instrument was acknowledged before me on June 6, 2006 by MARY C. VANSTRATEN.

Laurie B. Neff
(Notary Public for Oregon)

My commission expires 12/29/08



21.00