

MTC 74435-TM

THIS SPACE RESERVED FOR RECORDER'S USE



M06-12068

Klamath County, Oregon

06/13/2006 02:59:45 PM

Pages 1 Fee: \$21.00

After recording return to:

JOHN DAVID MYNEAR

21850 PHOENIX LAKE ROAD

SONORA, CA 95370

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

JOHN DAVID MYNEAR

21850 PHOENIX LAKE ROAD

SONORA, CA 95370

Escrow No. MT74435-TM

Title No. 0074435

SWD

STATUTORY WARRANTY DEED

DAN CLARK and KIM L. CLARK, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JOHN DAVID MYNEAR and KATHRYN ELIZABETH MYNEAR, 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:

The Southerly 48 feet of Lot 2 and the Northwesterly 8 feet of vacated alley, adjoining Lot 2, all in Block 5 of FIRST 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: 3809-029CD-07000-000

Key No: 367631

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 **\$99,000.00**.

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)).

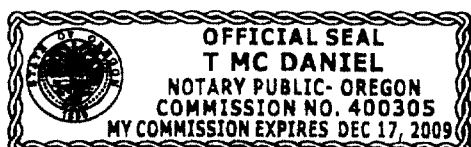
Dated this 06 day of June, 06.

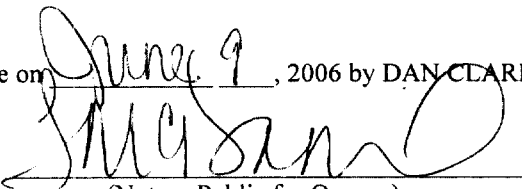

DAN CLARK


KIM L. CLARK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 9, 2006 by DAN CLARK and KIM L. CLARK.




(Notary Public for Oregon)

My commission expires 12/17/09