

MTC 74244 -TM



THIS SPACE RESEI

M06-12398

Klamath County, Oregon

06/16/2006 03:04:16 PM

Pages 2 Fee: \$26.00

After recording return to:

PETER FONDI

P.O. BOX 5153

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

PETER FONDI

P.O. BOX 5153

KLAMATH FALLS, OR 97601

Escrow No. MT74244-TM

Title No. 0074244

SWD

STATUTORY WARRANTY DEED

DAVID M. COWAN and THERESA E. COWAN, as tenants by the entirety, Grantor(s) hereby convey and warrant to PETER FONDI and JUDITH FONDI, 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 17 feet of Lot 31, all of Lot 30 and the Northerly 19 feet of Lot 29, all in Block 17, ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-020DD-11200-000

Key No: 172958

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 **\$180,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 15 day of June, 2006


DAVID M. COWAN

x

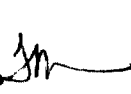
THERESA E. COWAN

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on

~~COWAN~~

June 15, 2006 by David M. Cowan and Theresa E. Cowan 



(Notary Public for Oregon)

My commission expires

12/17/09

26.00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

PETER FONDIP.O. BOX 5153KLAMATH FALLS, OR 97601

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

PETER FONDIP.O. BOX 5153KLAMATH FALLS, OR 97601Escrow No. MT74244-TMTitle No. 0074244

SWD

STATUTORY WARRANTY DEED

DAVID M. COWAN and THERESA E. COWAN, as tenants by the entirety, Grantor(s) hereby convey and warrant to **PETER FONDI and JUDITH FONDI**, 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 17 feet of Lot 31, all of Lot 30 and the Northerly 19 feet of Lot 29, all in Block 17, **ELDORADO HEIGHTS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-020DD-11200-000

Key No: 172958

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 **\$180,000.00**.

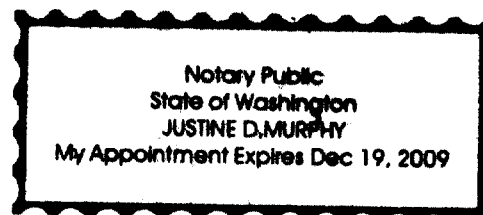
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 ORS 197.352.

Dated this 15 day of June, 2006



DAVID M. COWAN


THERESA E. COWAN

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on June 15, 2006 by DAVID M. COWAN and THERESA E. COWAN.


(Notary Public for Oregon) Washington
My commission expires 12-19-2009