



M06-12513

Klamath County, Oregon

06/19/2006 02:37:12 PM

Pages 1 Fee: \$21.00

After recording return to:

FREDERICK D. JONES

8605 EDEN COURT
KLAMATH FALLS, OR 97601

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

FREDERICK D. JONES
8605 EDEN COURT
KLAMATH FALLS, OR 97601

Escrow No. MT74931-DS
 Title No. 0074931

SWD

STATUTORY WARRANTY DEED

TONI COLYER, an unmarried woman, Grantor(s) hereby convey and warrant to **FREDERICK D. JONES and BARBARA R. JONES, 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 27 in TRACT 1325 - SILVER RIDGE ESTATES FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3908-02200-03700-000

Key No: 882504

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 **\$269,000.00**.

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 15 day of June, 2.

Toni L. Colyer
 TONI COLYER

STATE OF CALIFORNIA

COUNTY OF Shasta SS.

On June 15, 2006 before me, Barbara L. Surrett Notary Public, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Barbara L. Surrett

