

MTC 74424 - KR



THIS SPACE RESERVE

**M06-12638**

Klamath County, Oregon

06/20/2006 03:05:50 PM

Pages 1 Fee: \$21.00

After recording return to:

Stephen E. Stalcup

4831 Frieda

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Stephen E. Stalcup

4831 Frieda

Klamath Falls, OR 97603

Escrow No. MT74424-KR

Title No. 0074424

SWD

### STATUTORY WARRANTY DEED

**Betty Shanley**, Grantor(s) hereby convey and warrant to **Stephen E. Stalcup and Serena A. Stalcup, 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 E 1/2 of Government Lot 17, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.**

Tax Account No: 3610-01400-01000-000

Key No: 330957

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 **\$155,000.00**.

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 20<sup>th</sup> day of June, 2006

Betty Shanley  
Betty Shanley

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 20, 2006 by Betty Shanley.

Kristi L. Redd  
(Notary Public for Oregon)



My commission expires 11/16/2007

21.00