

MTC 74671

M06-12742
Klamath County, Oregon
06/21/2006 03:06:33 PM
Pages 1 Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

FREDERICK WILLIAM RILEY, Grantor,

conveys and warrants to

JOANNE WRIGHT, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 7, BLOCK 1, OF TRACT NO. 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Tax Account No(s): 157859

Map/Tax Lot No(s): 2507036C000300

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$40,000.00 .

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, 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 8th day of June, 2006.

Frederick William Riley
FREDERICK WILLIAM RILEY

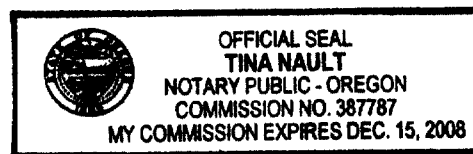
STATE OF OREGON, COUNTY OF Lane) SS.

This instrument was acknowledged before me on June 8, 2006 by FREDERICK WILLIAM RILEY.

Tina Nault

(Notary Public for Oregon)

My commission expires Dec. 15, 2008.



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

JOANNE WRIGHT
801 SE 137TH AVE
PORTLAND, OR 97233

TITLE NO. 14-0031106
ESCROW NO. 14-0031106

21.00