

MTC 74950-SH

THIS SPACE RESEF

M06-12915

Klamath County, Oregon

06/23/2006 02:43:41 PM

Pages 1 Fee: \$21.00



After recording return to:

Kathryn L. Gillespie

3838 Bristol Ave

Klamath Falls, OR 97603

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

Kathryn L. Gillespie

3838 Bristol Ave

Klamath Falls, OR 97603

Escrow No. MT74950-SH

Title No. 0074950

SWD

### STATUTORY WARRANTY DEED

**Rodney B. Comer, Sr. and Annette M. Comer, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Kathryn L. Gillespie and Andrew S. Gillespie, 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 16 of SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-010DA-06400-000

Key No: 545564

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 **\$125,000.00**.

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 day of June, 2006

Rodney B. Comer Sr.  
Rodney B. Comer, Sr.

Annette M. Comer  
Annette M. Comer

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 20, 2006 by Rodney B. Comer, Sr. and Annette M. Comer.



Stacy M. Howard  
(Notary Public for Oregon)  
My commission expires Nov 18, 2007