

MTC 74987-KR



THIS SPACE RES

M06-12918

Klamath County, Oregon

06/23/2006 02:45:34 PM

Pages 1 Fee: \$21.00

After recording return to:

Peter E. Calvo

1974 Van Ness

Klamath Falls, OR 97601

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

Peter E. Calvo

1974 Van Ness

Klamath Falls, OR 97601

Escrow No. MT74987-KR

Title No. 0074987

SWD

### STATUTORY WARRANTY DEED

**Michael David Patton and Sharon Lee Patton, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Peter E. Calvo and Jean T. Calvo, 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 1 and Lot 2, less the Easterly 30 feet of Lot 1, Block 5, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029AA-00200-000

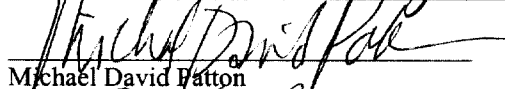
Key No: 186578

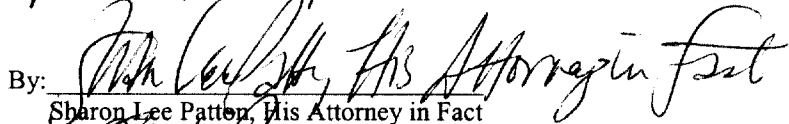
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

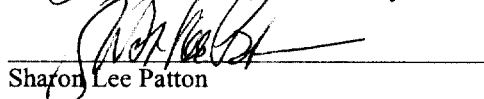
The true and actual consideration for this conveyance is **\$280,000.00**.

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 21<sup>st</sup> day of June, 2006.

  
Michael David Patton

By:   
Sharon Lee Patton, His Attorney in Fact

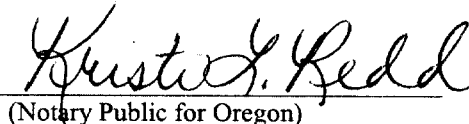
  
Sharon Lee Patton

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 21, 2006 by Sharon Lee Patton, as an individual and for Michael David Patton, his Attorney in Fact.



  
(Notary Public for Oregon)

My commission expires 11/16/2007

21.00