

M06-12943

Klamath County, Oregon

06/23/2006 03:26:38 PM

Pages 2 Fee: \$26.00



After recording return to:
Neil Belt and Rebecca Belt
444 Mace Rd
Medford, OR 97501

Until a change is requested all tax statements
shall be sent to the following address:
Neil Belt and Rebecca Belt
444 Mace Rd
Medford, OR 97501

File No.: 7021-824568 (DMC)
Date: June 10, 2006

THIS SPACE RESERVED FOR RECORDING FEE

STATUTORY WARRANTY DEED

Elton D. Spoon, Jr and Rachael L. Spoon as tenants by the entirety, Grantor, conveys and warrants to **Neil Belt and Rebecca Belt as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 in Block 2 of Kelene Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$180,250.00**. (Here comply with requirements of ORS 93.030)

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.

26-F

File No.: **7021-824568 (DMC)**
Date: **06/10/2006**


Rachael L. Spoon

oon. Marlene T. Addington
 Dori Crain ma S.P.
 Notary Public for Oregon 3-22-2009
 My commission expires: November 7, 2009

