

**M06-12945**

Klamath County, Oregon

06/23/2006 03:27:40 PM

Pages 2 Fee: \$26.00



After recording return to:  
Elton Daniel Spoon, Jr and Rachael  
Lynn Spoon

*Joell Madison*  
*Klamath Falls, OR*  
*97603*

Until a change is requested all tax statements  
shall be sent to the following address:  
Elton Daniel Spoon, Jr and Rachael  
Lynn Spoon  
Address as shown above.

File No.: 7021-822694 (MTA)  
Date: June 20, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**JOEL T. BASCH and AMBER L. BASCH, husband and wife**, Grantor, conveys and warrants to  
**ELTON DANIEL SPOON, JR. and RACHAEL LYNN SPOON, husband and wife**, Grantee, the  
following described real property free of liens and encumbrances, except as specifically set forth herein:

**The West 230 feet of Lot 12 Block 2 Homeland Tracts, 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 **\$195,000.00**. (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.

*Joell F*

APN: 508588

Statutory Warranty Deed  
- continued

File No.: 7021-822694 (MTA)  
Date: 06/20/2006

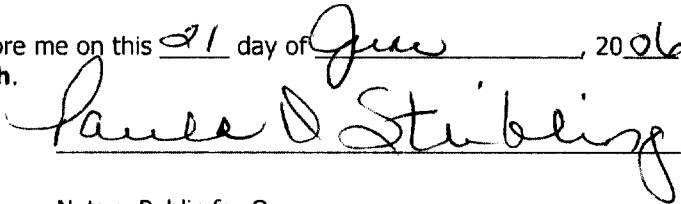
Dated this 10th day of June, 2006

  
Joel T. Basch

  
Amber L. Basch

STATE OF Oregon )  
County of DOUGLAS )ss.  
)

This instrument was acknowledged before me on this 21 day of June, 2006  
by **Joel T. Basch and Amber L. Basch.**



Notary Public for Oregon  
My commission expires: 4-8-10

