

MTC 74468-LW

THIS SPACE RESEI

M06-13002

Klamath County, Oregon

06/26/2006 11:18:04 AM

Pages 1 Fee: \$21.00



After recording return to:

ROBERT WILSON

P. O. BOX 826

GILCHRIST, OR 97737

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

ROBERT WILSON

P. O. BOX 826

GILCHRIST, OR 97737

Escrow No. MT74468-LW

Title No. 0074468

SWD

STATUTORY WARRANTY DEED

TIMOTHY J. HICKEY, Grantor(s) hereby convey and warrant to **ROBERT WILSON**, 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 39, Block 5, LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-007CD-05500-000

Key No: 231485

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 **\$18,900.00**.

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

Timothy J. Hickey
TIMOTHY J. HICKEY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 20, 2006 by TIMOTHY J. HICKEY.

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/07

21.00