

MTC 74993-TM



THIS SPACE RES

M06-13210

Klamath County, Oregon

06/28/2006 03:02:15 PM

Pages 1 Fee: \$21.00

After recording return to:

MICHAEL LUUR KUYKENDALL

7228 Ruth Drive
Klamath Falls, OR 97603

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

MICHAEL LUUR KUYKENDALL

7228 Ruth Drive
Klamath Falls, OR 97603

Escrow No. MT74993-TM

Title No. 0074993

SWD

STATUTORY WARRANTY DEED

VALERIE K. CANTU, Grantor(s) hereby convey and warrant to MICHAEL KUYKENDALL and NICOAL KUYKENDALL, 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 2, Tract 1288, SAGE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-013AA-07900-000

Key No: 885307

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 \$221,900.00.

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 22 day of June, 2006

Valerie K. Cantu
VALERIE K. CANTU

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 22, 2006 by VALERIE K. CANTU.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

