

MTC 75760-SH

THIS SPACE RESERVED FOR RECORDER'S USE



M06-13271

Klamath County, Oregon

06/29/2006 11:39:14 AM

Pages 1 Fee: \$21.00

After recording return to:

HOMEDALE TERRACE LLC, AN OREGON
LIMITED LIABILITY COMPANY

6707 SOUTH SIXTH STREET

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

HOMEDALE TERRACE LLC, AN OREGON
LIMITED LIABILITY COMPANY

6707 SOUTH SIXTH STREET

Klamath Falls, OR 97603

Escrow No. MT75760-SH

Title No. 0075760

SWD

STATUTORY WARRANTY DEED

F. B. OWEN, INC., an Oregon Corporation, Grantor(s) hereby convey and warrant to **HOMEDALE TERRACE LLC, AN OREGON LIMITED LIABILITY COMPANY**, 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 of TRACT 1407, HOMEDALE TERRACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-035DD-05000-000

Key No: 892648

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$50,000.00**.

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.

6-28-06

Dated this _____ day of _____, _____.

F. B. OWEN, INC.

BY: Fred T. Owen, Jr.
FRED T. OWEN, JR., REGISTERED AGENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 28, 2006 by F. B. OWEN, INC..



Stacy M. Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2007

21.00