

MT75648-LW



THIS SPACE R

M06-13310

Klamath County, Oregon

06/29/2006 02:59:35 PM

Pages 2 Fee: \$26.00

After recording return to:

RONALD F. MAKINSON

P.O. Box 7365

Mammoth Lakes, CA 93546

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

RONALD F. MAKINSON

P.O. Box 7365

Mammoth Lakes, CA 93546

Escrow No. MT75648-LW

Title No. 0075648

SWD

STATUTORY WARRANTY DEED

SCOTT A. TIBBALS as to an undivided 1/2 interest and Rebecca L. Tibbals as to an undivided 1/2 interest, not as tenants in common, but with the rights of survivorship., Grantor(s) hereby convey and warrant to **RONALD F. MAKINSON**, 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 43 in Block 31, TRACT 1184, OREGON SHORES - UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018AD-00400-000

Key No: 242222

2006/2007 REAL PROPERTY TAXES AN AMOUNT YET TO BE DETERMINED, A LIEN, NOT YET DUE AND PAYABLE.

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 **\$15,000.00**.

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.

Dated this 26th day of June, 2006

X

SCOTT A. TIBBALS

X Rebecca L. Tibbals
REBECCA L. TIBBALS

State of Oregon

County of Klamath

26.00

This instrument was acknowledged before me on June 26, 2006 by ~~SCOTT A. TIBBALS~~ and REBECCA L. TIBBALS.

J L Tatos
(Notary Public for Oregon)
My commission expires May 19, 2008

TOTAL P.015

