

MTC 75600 - KR



THIS SPACE RES

M06-13312

Klamath County, Oregon

06/29/2006 03:00:48 PM

Pages 1 Fee: \$21.00

After recording return to:

Donald R. Jirsa, Sr.

5140 Glenwood

Klamath Falls, OR 97603

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

Donald R. Jirsa, Sr.

5140 Glenwood

Klamath Falls, OR 97603

Escrow No. MT75600-KR

Title No. 0075600

NOTED

STATUTORY WARRANTY DEED

FRANCES R. JIRSA, Grantor(s) hereby convey and warrant to **Donald R. Jirsa, Sr. and Rhonda J. Jirsa, 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 30 of TRACT 1400, REGENCY ESTATES - PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No.: 3909-014BD-01500-000 Key No.: 890300

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 **\$10.00**.

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 29th day of June, 2006.

Frances R Jirsa
FRANCES R. JIRSA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 29, 2006 by FRANCES R. JIRSA.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

21.00