

MTC 73426

THIS SPACE RESERVED FOR RECORDER'S USE



M06-13383

Klamath County, Oregon

06/30/2006 12:01:14 PM

Pages 1 Fee: \$21.00

After recording return to:

Chris McPheeters

21140 Clairaway Ave.

Bend, OR 97702

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

Chris McPheeters

21140 Clairaway Ave.

Bend, OR 97702

Escrow No. OM087132SL

Title No. 087132

SWD

STATUTORY WARRANTY DEED

John Fuller and Norma Fuller, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Chris McPheeters and Kristi McPheeters, 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:

The West 1/2 of the South 1/2 of the SW1/4 of the SW1/4 of Section 19, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Acct No. 2508-01900-02300-000

Key No: 161078

Acct No. 2508-01900-02400-000

Key No: 161087

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 **\$72,000.00**.

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 29th day of June, 2006

John E. Fuller
John Fuller

Norma J. Fuller
Norma Fuller

State of Oregon

County of Deschutes

This instrument was acknowledged before me on June 29, 2006 by John Fuller and Norma Fuller.

[Signature]
(Notary Public for Oregon)

My commission expires

3/15/08



21.00