



**M06-13439**  
Klamath County, Oregon  
06/30/2006 03:13:38 PM  
Pages 1 Fee: \$21.00

After recording return to:  
Matthew D. Lane  
1845 Lawrence Street  
Klamath Falls, OR 97601

Until a change is requested all  
tax statements shall be sent to  
The following address:  
  
Matthew D. Lane  
1845 Lawrence Street  
Klamath Falls, OR 97601

Escrow No. MT74892-MS  
Title No. 0074892

SWD

**STATUTORY WARRANTY DEED**

**John A. Keppinger and Ronda L. Keppinger, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Matthew D. Lane and Katherine J. Lane, 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:

Lots 21 and 22, Block 9, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029AA-03300-000                      Key No: 186907

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 **\$220,000.00**.

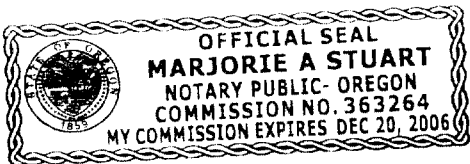
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 A. Keppinger  
John A. Keppinger  
Ronda L. Keppinger  
Ronda L. Keppinger

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 6/29, 2006 by John A. Keppinger and Ronda L. Keppinger.



[Signature]  
(Notary Public for Oregon)  
My commission expires 12/20/2006