

MTC 72443-KR

THIS SPACE RESERVED FOR RECORDER'S USE



M06-13441

Klamath County, Oregon

06/30/2006 03:14:35 PM

Pages 1 Fee: \$21.00

After recording return to:

Ralph Bolda

12030 Hermosura Street

Norwalk, CA 90650

Until a change is requested all

tax statements shall be sent to

The following address:

Ralph Bolda

12030 Hermosura Street

Norwalk, CA 90650

Escrow No. MT72443-KR

Title No. 0072443

SWD

STATUTORY WARRANTY DEED

Cathy K. Wolff, Grantor(s) hereby convey and warrant to **Ralph Bolda and Cecelia Bolda, 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 23 in Block 3 of Tract No. 1065 of IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-020BA-01100-000

Key No: 247593

ALSO an undivided 1/90th interest in Lot 12, Block 4 of TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-020BA-00700-000

Key No: 834173

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 **\$16,000.00**.

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 27th day of June, 2006

Cathy K. Wolff
Cathy K. Wolff

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 27, 2006 by Cathy K. Wolff.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



21.00