

MTC 75068-TM



M06-13692

Klamath County, Oregon

07/06/2006 02:40:18 PM

Pages 1 Fee: \$21.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

KENDRA WYATT

P.O. BOX 553

KELSO, WA 98626

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

KENDRA WYATT

P.O. BOX 553

KELSO, WA 98626

Escrow No.

MT75068-TM

SWD:EM

STATUTORY WARRANTY DEED

TERRELL S. OSTRANDER, Grantor(s) hereby convey and warrant to **KENDRA WYATT**, 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 41 in Block 21, TRACT NO. 1005, FOURTH ADDITION to KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3907-026D0-00900-000

Key No: 489518

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 **\$235,000.00**.

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 5th day of July, 2006.

TERRELL S. OSTRANDER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 5, 2006 by TERRELL S. OSTRANDER.

Rachelle L. Hannah
(Notary Public for Oregon) MICHIGAN
My commission expires Jan 31, 2013
RACHELLE L. HANNAH
Notary Public, State of Michigan
County of Alger
My Commission Expires Jan. 31, 2013
Acting in the County of _____

21.00