



After recording return to:  
Ken Garman and Wannette Garman  
Lot 19 Flamingo Drive  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Ken Garman and Wannette Garman  
Lot 19 Flamingo Drive  
Bonanza, OR 97623

File No.: 7021-827520 (MTA)  
Date: June 23, 2006

**M06-13759**

Klamath County, Oregon

07/07/2006 11:53:50 AM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Clyde Snyder and Peggy Snyder**, Grantor, conveys and warrants to **Ken Garman and Wannette Garman**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 19 BLOCK 40 KLAMATH FALLS FOREST ESTATES HIGHWAY 66, UNIT PLAT 2,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$20,000.00**. (Here comply with requirements of ORS 93.030)

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 28<sup>th</sup> day of June, 2006.

  
Clyde Snyder

Peggy Snyder

STATE OF Oregon )  
 )ss.  
County of ~~Klamath~~ DOUGLAS )

This instrument was acknowledged before me on this 28<sup>th</sup> day of June, 2006  
by as of, on behalf of the. by CLYDE SNYDER and Peggy Snyder.

Mary Ann Bay

**Notary Public for Oregon**

My commission expires: 7-8-08

