

MT75636-MS

THIS SPACE RESE

M06-13767

Klamath County, Oregon

07/07/2006 02:36:15 PM

Pages 3 Fee: \$31.00



After recording return to:

Shane R. Ivie

3444 Chelsea Street

Klamath Falls, OR 97601

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

Shane R. Ivie

3444 Chelsea Street

Klamath Falls, OR 97601

Escrow No. MT75636-MS

Title No. 0075636

SWD

STATUTORY WARRANTY DEED

Ray Dean Ivie and Jodie Anne Paine, who acquired title as Jodie Ann Paine, each as to an undivided 1/2 interest, Grantor(s) hereby convey and warrant to **Shane R. Ivie,** 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 12, Block 21, CHELSEA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019AD-05300-000

Key No: 433926

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 **\$85,000.00.**

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.

31.00

Dated this 29th day of June, 2006

Ray Dean Ivie
Ray Dean Ivie

Jodie Anne Paine
Jodie Anne Paine

State of Washington

County of Snohomish

On this day personally appeared before me Jodie Anne Paine to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 29 day of June, 2006.

Kristen A Buchanan

Printed Name:

Notary Public in and for the State of
Washington residing at MSU

My appointment expires 01-14-10



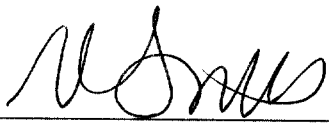
NOTARY ACKNOWLEDGMENT

State of Oregon
County of Klamath

On this 6th day of July, 2006, personally appeared before me the above named **Ray Dean Ivie**, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS My hand and official seal.




Notary Public for Oregon
My Commission expires: 12/20/06