

MTC 74254-LW

THIS SPACE RESEF

M06-13771

Klamath County, Oregon

07/07/2006 02:40:03 PM

Pages 1 Fee: \$21.00



After recording return to:

NANCY MILES

533 BROOKSIDE LANE

CENTRAL POINT, OR 97502

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

NANCY MILES

533 BROOKSIDE LANE

CENTRAL POINT, OR 97502

Escrow No. MT74254-LW

Title No. 0074254

SWD

STATUTORY WARRANTY DEED

SPRAGUE RIVER SERIES OF MARTIN LAND AND DEVELOPMENT COMPANY LLC, A DELAWARE SERIES LIMITED LIABILITY COMPANY, Grantor(s) hereby convey and warrant to **NANCY MILES and CAL LANFEAR, 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 34 in Block 1 in Tract 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3408-028A0-00600-000

Key No: 209394

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:
2006-07 REAL PROPERTY TAXES, AN AMOUNT YET TO BE DETERMINED, A LIEN NOT YET DUE AND PAYABLE

The true and actual consideration for this conveyance is **\$24,500.00**.

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 5 day of July 2006

SPRAGUE RIVER SERIES OF MARTIN LAND AND DEVELOPMENT COMPANY LLC, A DELAWARE SERIES LIMITED LIABILITY COMPANY

BY: 
DONALD E. MARTIN, MEMBER

STATE OF CALIFORNIA

COUNTY OF Stanislaus ^{SS.}

On July 5, 2006 before me, Jill M. Kelley personally appeared SPRAGUE RIVER SERIES OF MARTIN LAND AND DEVELOPMENT COMPANY LLC, A DELAWARE SERIES LIMITED LIABILITY COMPANY personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(~~ies~~), and that by signatures(~~s~~) on the instrument the person(~~s~~) or the entity upon behalf of which the person(~~s~~) acted, executed the instrument. Donald E. Martin

WITNESS my hand and official seal.

Signature 



21.00