

M06-13790

Klamath County, Oregon

07/07/2006 03:57:50 PM

Pages 2 Fee: \$26.00



After recording return to:
Kerry L. Fuller
5648 Verdick Drive
Klamath Falls, OR 97603

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

Kerry L. Fuller
5648 Verdick Drive
Klamath Falls, OR 97603

File No.: 7021-843885 (ALF)

Date: June 30, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

F.B. Owen, Inc., an Oregon Corporation, Grantor, conveys and warrants to **Kerry L. Fuller**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 10, TRACT 1407 - HOMEDALE TERRACE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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 **\$124,900.00**. (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.

2. The Taxes, a lien not yet payable.

26-F

APN: M887313

Statutory Warranty Deed
- continued

File No.: 7021-843885 (ALF)
Date: 06/30/2006

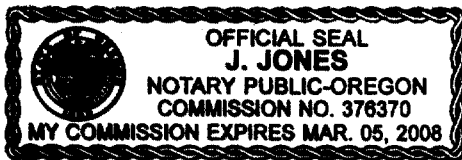
Dated this 6th day of July, 2006.

F.B. Owen, Inc., an Oregon Corporation

Fred Owen
By: Fred Owner, Member

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 6th day of July, 2006
by Fred Owner as Member of F.B. Owen, Inc., an Oregon Corporation, on behalf of the .



[Signature]
Notary Public for Oregon
My commission expires: 03-05-08