

M06-13807

Klamath County, Oregon

07/10/2006 10:02:59 AM

Pages 2 Fee: \$26.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Michael L. Wilcher

Grantor's Mailing Address: 7654 Andrew Drive, Klamath Falls, Oregon 97603

Grantee: Michael L. Wilcher and Hilary L. Wilcher, husband and wife, as tenants by the entirety

Grantees Mailing Address: 7654 Andrew Drive, Klamath Falls, Oregon 97603

Type of Document to be Recorded: WARRANTY DEED

Consideration: The true consideration for this conveyance is: \$0.00, OR OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded June 29, 2005; Doc. No. M05-63015

Until a change is requested, all Tax Statements shall be sent to the following address:

After recording, return
recording information to:
American Title Inc.
P.O. Box 390190
Omaha, NE 68139

200605031386

Michael and Hilary Wilcher
7654 Andrew Drive
Klamath Falls, Oregon 97603

Prepared By:

Daniel S. Margolin
621 SW Morrison Street
Portland, OR 97205

26✓

WARRANTY DEED

TITLE OF DOCUMENT

Michael L. Wilcher, Grantor, conveys and warrants to **Michael L. Wilcher and Hilary L. Wilcher, husband and wife, as tenants by the entirety**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

LOT 18, TRACT 1398-SIERRA HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Tax Account No.: R890333

Prior Recorded Document Reference: Deed: Recorded June 29, 2005; Doc. No. M05-63015

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

Encumbrances (If none, so state):

The true consideration for this conveyance is: \$0.00, OR OTHER VALUE WAS THE WHOLE CONSIDERATION.

Dated this 5 day of June, 2006. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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, 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.

[Signature]
Michael L. Wilcher

STATE OF Oregon
COUNTY OF Klamath

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This instrument was acknowledged before me this 5 day of June, 2006, by **Michael L. Wilcher**.

Before Me: [Signature]

NOTARY PUBLIC - STATE OF OREGON

My Commission Expires: 8-20-07

STACY COLLINS

NOTARY STAMP/SEAL

