



M06-13840
Klamath County, Oregon
07/10/2006 11:51:28 AM
Pages 1 Fee: \$21.00

After recording return to:
Aaron Tesman
235 N. 4th Street
Klamath Falls, OR 97601

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

Aaron Tesman
235 N. 4th Street
Klamath Falls, OR 97601

Escrow No. MT75073-MS
Title No. 0075073

SWD

STATUTORY WARRANTY DEED

Dominic Hayden, Grantor(s) hereby convey and warrant to **Aaron Tesman and Linda Tesman, 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:

The Easterly 45 feet of the Westerly one-half of Lots 5 and 6 of Block 29, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029DA-08500-000 Key No: 303816

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 **\$154,000.00**.

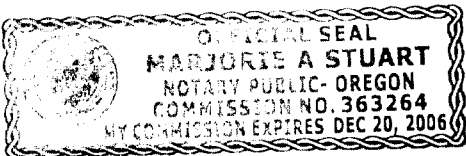
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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.

Dated this 7th day of July, 2006

Dominic Hayden
Dominic Hayden

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7/7, 2006 by Dominic Hayden.



[Signature]
(Notary Public for Oregon)
My commission expires 12/20/06