

MTC 74680-KR

THIS SPACE RESERVE

M06-14042

Klamath County, Oregon

07/12/2006 11:34:06 AM

Pages 2 Fee: \$26.00



After recording return to:

John D. Mynear

21850 Phoenix Lake Rd.

Sonora, CA 95370

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

John D. Mynear

21850 Phoenix Lake Rd.

Sonora, CA 95370

Escrow No. MT74680-KR

Title No. 0074680

SWD

STATUTORY WARRANTY DEED

Randall N. Moss, Grantor(s) hereby convey and warrant to **John D. Mynear and Kathryn Mynear, 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 11 in Block 1 of BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-003AA-02900-000

Key No: 524800

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 **\$160,000.00**.

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.

216.00

Dated this 28 day of June, 06.

Randall N. Moss
Randall N. Moss

State of ~~Oregon~~ ^{CA} Tuolumne
County of ~~KLAMATH~~

This instrument was acknowledged before me on June 28, 2006 by Randall N. Moss.

Lynda Peters
(Notary Public for ~~Oregon~~) ^{CA}



My commission expires 10-29-07