



THIS SPACE RES

**M06-14097**

Klamath County, Oregon

07/13/2006 11:17:19 AM

Pages 1 Fee: \$21.00

**MTCT4614-MS**

After recording return to:

Brian J. Kemp

1825 Painter Street

Klamath Falls, OR 97601

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

Brian J. Kemp

1825 Painter Street

Klamath Falls, OR 97601

Escrow No. MT74614-MS

Title No. 0074614

SWD

### STATUTORY WARRANTY DEED

**Stephen S. Luxton and Susan Forbes-Luxton, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Brian J. Kemp and Angie C. Salzwedel-Kemp, 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:

Lots 19 and 20 in Block 12 of HILLSIDE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029AA-06600-000

Key No: 187014

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 **\$245,000.00**.

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 10<sup>th</sup> day of July, 2006

Stephen S. Luxton

Stephen S. Luxton

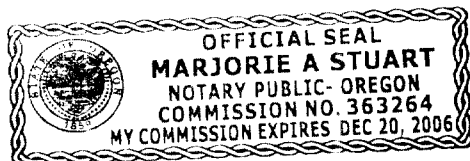
Susan Forbes-Luxton

Susan Forbes-Luxton

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7/10, 2006 by Stephen S. Luxton and Susan Forbes-Luxton.



(Notary Public for Oregon)

My commission expires 12/20/2006

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