



THIS SPACE RES

M06-14224

Klamath County, Oregon

07/14/2006 03:26:38 PM

Pages 1 Fee: \$21.00

After recording return to:

Luke E. Hammond10757 Preddy AvenueKlamath Falls, OR 97603Until a change is requested all
tax statements shall be sent to

The following address:

Luke E. Hammond10757 Preddy AvenueKlamath Falls, OR 97603Escrow No. MT75670-SHTitle No. 0075670

SWD

STATUTORY WARRANTY DEED

Daniel S. Viehdorfer, Grantor(s) hereby convey and warrant to **Luke E. Hammond**, 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:

Unit 10757 (PREDDY AVENUE), TRACT 1365, FALCON HEIGHTS CONDOMINIUMS STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-80053-000

Key No: 885981

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 **\$127,000.00**.

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 13th day of July, 2006.

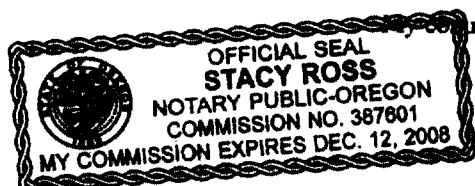
R. S. Viehdorfer
Daniel S. Viehdorfer

State of Oregon

County of KLAMATH Jackson

This instrument was acknowledged before me on July 13th, 2006 by Daniel S. Viehdorfer.

Stacy Ross
(Notary Public for Oregon)



My commission expires 12-12-08

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