



THIS SPACE RI

**M06-14234**

Klamath County, Oregon

07/14/2006 03:32:35 PM

Pages 1 Fee: \$21.00

**MTCT5141-SH**

After recording return to:

Travis Sandusky

5519 Havencrest Drive

Klamath Falls, OR 97603

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

Travis Sandusky

5519 Havencrest Drive

Klamath Falls, OR 97603

Escrow No. MT75141-SH

Title No. 0075141

SWD

### STATUTORY WARRANTY DEED

**Mark D. Claypool**, Grantor(s) hereby convey and warrant to **Travis Sandusky and Alice Sandusky, 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 23 in Block 10 of TRACT 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-035AA-05500-000

Key No: 447010

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 **\$240,000.00**.

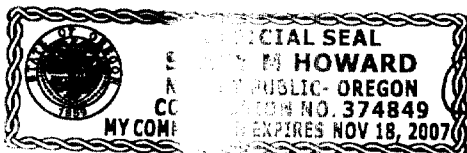
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 13 day of July, 2006

Mark D. Claypool  
Mark D. Claypool

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 13 2006 by Mark D. Claypool.



Stacy M. Howard  
(Notary Public for Oregon)

My commission expires Nov 18, 2007