

THIS SPACE



M06-14249

Klamath County, Oregon

07/14/2006 03:40:18 PM

Pages 1 Fee: \$21.00

MTCT4493-LW

After recording return to:

ROBERT BRITAIN

5311 UHRMAN RD

KLAMATH FALLS, OR 97601

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

ROBERT BRITAIN

5311 UHRMAN RD

KLAMATH FALLS, OR 97601

Escrow No. MT74493-LW

Title No. 0074493

SWD

STATUTORY WARRANTY DEED

SQUIRE E. FOSTER, Grantor(s) hereby convey and warrant to **ROBERT BRITAIN and DENISE L. BRITAIN, 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:

Parcel 1 of Land Partition 37-06, situated in the SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3809-007D0-00300-000

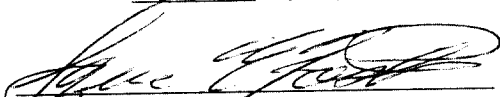
Key No: 430288

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 **\$275,000.00**.

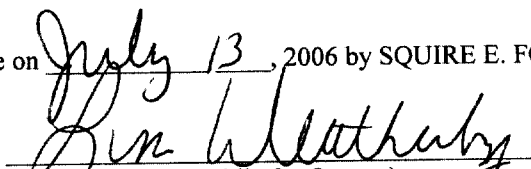
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING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

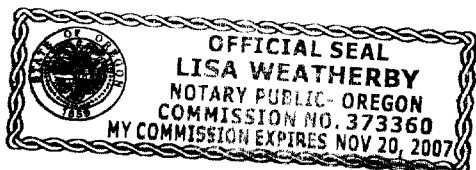

SQUIRE E. FOSTER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 13, 2006 by SQUIRE E. FOSTER.


(Notary Public for Oregon)

My commission expires 11/20/07



2700