



THIS SPACE RESER

M06-14269

Klamath County, Oregon

07/17/2006 09:36:58 AM

Pages 1 Fee: \$21.00

MTCT5902-KR

After recording return to:

Ronald Tenuta

10306 Merlin Way

Klamath Falls, OR 97601

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

Ronald Tenuta

10306 Merlin Way

Klamath Falls, OR 97601

Escrow No. MT75902-KR

Title No. 0075902

SWD

STATUTORY WARRANTY DEED

James Taylor and Alexandra Taylor, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Ronald Tenuta**, 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 1226, Tract 1440, RANCHVIEW ESTATES, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-016A0-09700-000

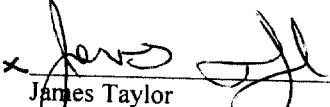
Key No: 890680

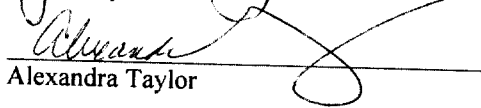
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$450,000.00**.

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.

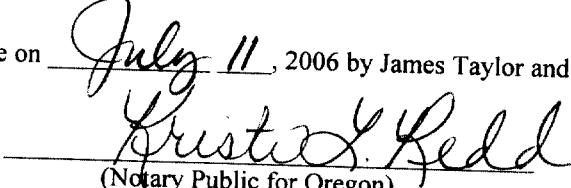
Dated this 11 day of July, 2006.


James Taylor


Alexandra Taylor

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 11, 2006 by James Taylor and Alexandra Taylor.


(Notary Public for Oregon)

My commission expires 11/16/2007

