



After recording return to:
JoAnn Clifton
4530 Coopers Hawk Rd
Klamath Falls, OR 97601

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

JoAnn Clifton
4530 Coopers Hawk Rd
Klamath Falls, OR 97601

File No.: 7021-839149 (MTA)
Date: June 26, 2006

M06-14323

Klamath County, Oregon

07/17/2006 12:31:48 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

William Douglas McCabe and Linda McCabe as tenants by the entirety, Grantor, conveys and warrants to **JoAnn Clifton and Kyra V. Eberle, each to an undivided 1/2 interest**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOTS 8, 9 AND 10 BLOCK 1, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$270,000.00**. (Here comply with requirements of ORS 93.030)

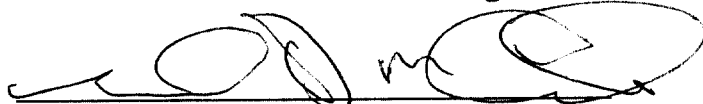
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING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


APN: 412958

Statutory Warranty Deed
- continued

File No.: 7021-839149 (MTA)
Date: 06/26/2006

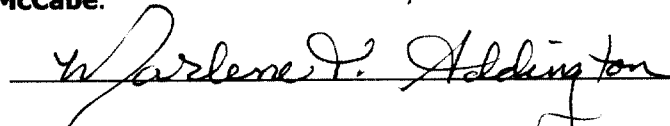
Dated this 14th day of July, 2006.


William Douglas McCabe


Linda McCabe

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14th day of July, 2006
by **William Douglas McCabe and Linda McCabe.**


Notary Public for Oregon
My commission expires: 3-22-2009

