

M06-14365

Klamath County, Oregon

07/17/2006 03:44:26 PM

Pages 2 Fee: \$26.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Todd J. Kirschenmann and Rebecca
L. Kirschenmann
611 Loma Linda Drive
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Todd J. Kirschenmann and Rebecca L.
Kirschenmann
611 Loma Linda Drive
Klamath Falls, OR 97601

File No.: 7021-840938 (MTA)
Date: June 29, 2006

STATUTORY WARRANTY DEED

Carolyn Shaw, Grantor, conveys and warrants to **Todd J. Kirschenmann and Rebecca L. Kirschenmann, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

ALL OF LOT 51, EXCEPT THE SOUTHERLY 10 FEET THEREOF, OF LOMA LINDA HEIGHTS; ALSO THE SOUTHERLY 30 FEET OF LOT 50 OF LOMA LINDA HEIGHTS, 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 **\$525,000.00**. (Here comply with requirements of ORS 93.030)

26-F

~~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 5th day of July, 2006.

Carolyn Shaw

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5th day of July, 2006
by **Carolyn Shaw**.

Notary Public for Oregon
My commission expires:

