



**M06-14641**

Klamath County, Oregon

07/20/2006 03:02:23 PM

Pages 3 Fee: \$31.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kai C. Sorenson

1839 NE Orchard

McMinnville, OR 97128

Until a change is requested all

tax statements shall be sent to

The following address:

Kai C. Sorenson

1839 NE Orchard

McMinnville, OR 97128

Escrow No.

OM092159GC



**STATUTORY WARRANTY DEED**

**William T. McCarter and Bernadette A. Hrabak, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Kai C. Sorenson and Heather A. Sorenson, 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 29, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Key No: 892164**

**2407-007D0-13300-000**

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 **\$55,000.00**.

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 12<sup>th</sup> day of July 2006. see attached axs

William T. McCarter  
William T. McCarter

Bernadette A. Hrabak  
Bernadette A. Hrabak

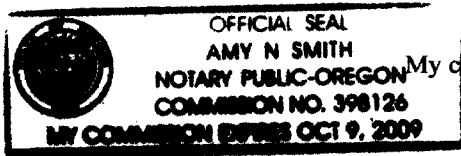
State of Oregon  
County of



31.00

This instrument was acknowledged before me on July 11, 2006 by William T. McCarter and ~~Bernadette A. Hrabak~~.

Amy N Smith  
(Notary Public for Oregon)



My commission expires 10-9-09



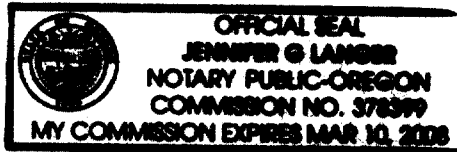
State of Oregon

County of Lane

On this 12<sup>th</sup> day of July, 2006, personally appeared before me the above named Bernadette Albina Hrabak, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

Jennifer G Langer Jennifer G Langer  
Notary Public for Oregon  
My Commission expires: March 10, 2008



OFFICIAL SEAL  
JENNIFER G LANGER  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 378399  
MY COMMISSION EXPIRES MAR 10, 2008