

MTC 75681-SH

THIS SPACE RES

M06-14647

Klamath County, Oregon

07/20/2006 03:06:10 PM

Pages 1 Fee: \$21.00



After recording return to:

Kathleen M. Mitchell

3608 Bisbee Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Kathleen M. Mitchell

3608 Bisbee Street

Klamath Falls, OR 97603

Escrow No. MT75681-SH

Title No. 0075681

SWD

### STATUTORY WARRANTY DEED

**Jackie S. Chand and Steven S. Chand**, Grantor(s) hereby convey and warrant to **Kathleen M. Mitchell and Steven A. Mitchell, 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:

Lots 1, 2, 3 and 4 in Block 40, SECOND 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.

Tax Account No: 3809-029AC-14000-000

Key No: 215127

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 **\$170,000.00**.

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 19 day of July, 06.

Jackie S. Chand  
Jackie S. Chand

Steven S. Chand  
Steven S. Chand

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 19, 2006 by Jackie S. Chand and Steven S. Chand.



Stacy M. Howard  
(Notary Public for Oregon)  
My commission expires Nov 18, 2007

21.00