

MTC 75936-DS



THIS SPACE RESERVED

**M06-14772**

Klamath County, Oregon

07/21/2006 03:18:42 PM

Pages 1 Fee: \$21.00

After recording return to:

Walter C. Breckenridge

PO Box 172

Chiloquin, OR 97624

Until a change is requested all

tax statements shall be sent to

The following address:

Walter C. Breckenridge

PO Box 172

Chiloquin, OR 97624

Escrow No. MT75936-DS

Title No. 0075936

SWD

### STATUTORY WARRANTY DEED

**Milo A. Ensminger and Betty G. Ensminger, Trustees of The Milo A. and Betty G. Ensminger Trust dated April 1, 1999**, Grantor(s) hereby convey and warrant to **Walter C. Breckenridge and Dorothy A. Breckenridge, 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 8 in Block 5 of TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER an undivided 1/90<sup>th</sup> interest in and to Lot 12, Block 4, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-017CD-01000-000

Key No: 235980

Tax Account No: 3507-020BA-00700-000

Key No: 834173

Tax Account No: 3507-020BD-00300-000

Key No: 247682

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 **\$16,000.00**.

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 21 day of July, 2006

The Milo A. and Betty G. Ensminger Trust dated April 1, 1999

BY: [Signature]  
Milo A. Ensminger, Trustee

BY: [Signature]  
Betty G. Ensminger, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 21, 2006 by Milo A. Ensminger and Betty G. Ensminger, Trustees of The Milo A. and Betty G. Ensminger Trust dated April 1, 1999.



[Signature]  
(Notary Public for Oregon)

21.00