

THIS SPACE RESI

M06-14830

Klamath County, Oregon 07/24/2006 11:30:06 AM Pages 1 Fee: \$21.00

After recording return to:		
Patrick G. Walsh		
4726 Onyx Place		
Klamath Falls, OR 97603		
Until a change is requested all tax statements shall be sent to The following address:		
Patrick G. Walsh		
4726 Onyx Place		
Klamath Falls, OR 97603		
Escrow No. Title No.	MT75646-KR 0075646	<b>-</b>
SWD		

## STATUTORY WARRANTY DEED

Todd J. Schroeder and Vicki L. Schroeder, as tenants by the entirety, Grantor(s) hereby convey and warrant to Patrick G. Walsh and Decinda J. Walsh, 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 14 in Block 2, ROLLING HILLS, TRACT NO. 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3910-019A0-05300-000 Key No: 599757

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 \$300,000.00.

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 711 day of July Todd J Schroeder 10 Vicki L. Schroeder State of Oregon

County of KLAMATH

OFFICIAL SEAL DEBBIE SINNOCK NOTARY PUBLIC- OREGON
COMMISSION NO. 396902
MY COMMISSION EXPIRES SEP 08, 2009

My commission expires 9 8 09

(Notary Public for Oregon)