

MTC 75646-KR



THIS SPACE RESERVE

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. MT75646-KR

Title No. 0075646

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 7th day of July, 2006.

TJ/S
Todd J. Schroeder

Vicki L. Schroeder
Vicki L. Schroeder

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7-7-, 2006 by Todd J. Schroeder and Vicki L. Schroeder.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

