

MTC 73479-KR

THIS SPACE RESER

M06-14859

Klamath County, Oregon

07/24/2006 03:30:19 PM

Pages 1 Fee: \$21.00



After recording return to:

James David Selim

2839 Lakeshore Drive

Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

James David Selim

2839 Lakeshore Drive

Klamath Falls, OR 97601

Escrow No. MT73479-KR

Title No. 0073479

SWD

STATUTORY WARRANTY DEED

Dan Collins, Grantor(s) hereby convey and warrant to **James David Selim and Karen Wilson Selim, 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 10 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-023CA-00200-000

Key No: 423072

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. **Grantor warrants, represents and covenants that there is and has been no discharge or disposal on the property of any hazardous or toxic wastes or substances (as such items are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) or contamination of the property by any such substances.**

The true and actual consideration for this conveyance is **\$468,398.37**.

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 18th day of July, 2006.

Dan Collins

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 18, 2006 by Dan Collins.


(Notary Public for Oregon)

My commission expires 11/16/2007

21.00