

MTC 72907-KR

THIS SPACE RESERVE

M06-14865

Klamath County, Oregon

07/24/2006 03:33:23 PM

Pages 1 Fee: \$21.00



After recording return to:

Dale L. Woodward

P.O. Box 8014

Klamath Falls, OR 97602

Until a change is requested all

tax statements shall be sent to

The following address:

Dale L. Woodward

P.O. Box 8014

Klamath Falls, OR 97602

Escrow No. MT72907-KR

Title No. 0072907

SWD

### STATUTORY WARRANTY DEED

**Don Purio Development Company, an Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to **Dale L. Woodward and Patricia A. Woodward, 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 2 of TRACT 1358, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-033D0-01800-000

Key No: 886054

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 **\$289,000.00**.

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 24<sup>th</sup> day of July, 2006

Don Purio Development Company, an Oregon Limited Liability Company

BY: [Signature]  
Don Purio, Manager



State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 24, 2006 by Don Purio as Manager for Don Purio Development Company, an Oregon Limited Liability Company.

[Signature]  
(Notary Public for Oregon)

21.00