

MTC 75001-KR

THIS SPACE RESEI

**M06-14978**

Klamath County, Oregon

07/25/2006 03:25:36 PM

Pages 1 Fee: \$21.00



After recording return to:

John Pulley

6318 Ventura Drive  
Klamath Falls, OR 97603

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

John Pulley

same as above

Escrow No. MT75001-KR

Title No. 0075001

SWD

### STATUTORY WARRANTY DEED

**Joe Keller Construction, Inc. an Oregon Corporation**, Grantor(s) hereby convey and warrant to **John Pulley and Jane A. Pulley, 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 in Block 19 of Tract 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012CD-08800-000

Key No: 565846

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 **\$307,569.50**.

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

Joe Keller Construction, Inc. an Oregon Corporation

BY: Stephen J. Keller  
Stephen J. Keller, President

STATE OF OREGON  
County of KLAMATH

This instrument was acknowledged before me on July 24, 2006, by Stephen J. Keller as President of Joe Keller Construction, Inc., an Oregon Corporation.



Kristi L. Redd  
Notary Public for Oregon  
My Commission Expires: 11/16/2007

21.00