

MTC 74668-TM



THIS SPACE RESEI

M06-14988

Klamath County, Oregon

07/25/2006 03:30:47 PM

Pages 1 Fee: \$21.00

After recording return to:

William D. O'Fallon

1738 Eldorado Blvd

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

William D. O'Fallon

1738 Eldorado Blvd

Klamath Falls, OR 97601

Escrow No. MT74668-TM

Title No. 0074668

SWD

STATUTORY WARRANTY DEED

Stephen R. Coe and Sheryl M. Coe, as tenants by the entirety, Grantor(s) hereby convey and warrant to **William D. O'Fallon and Jennifer M. O'Fallon, 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 4 in Block 12 of ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: R3809-020DD-14400-000

Key No: R173332

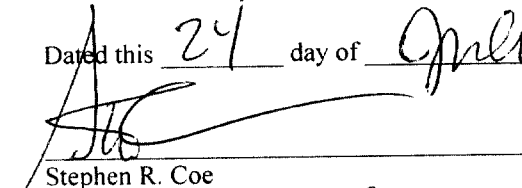
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$174,500.00**.

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.

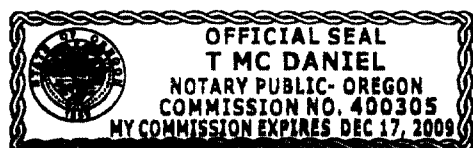
Dated this 24 day of July, 2006

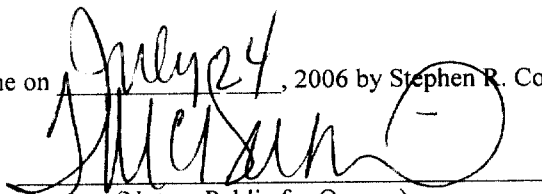

Stephen R. Coe


Sheryl M. Coe

State of Oregon
County of Klamath

This instrument was acknowledged before me on July 24, 2006 by Stephen R. Coe and Sheryl M. Coe.




(Notary Public for Oregon)

21.00