

M06-15138

Klamath County, Oregon

07/27/2006 03:48:36 PM

Pages 2 Fee: \$26.00



After recording return to:
Thomas A. Grayson and Megan L.
Grayson
2722 Sierra Heights Drive
Klamath Falls, OR 97603

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

Thomas A. Grayson and Megan L.
Grayson
2722 Sierra Heights Drive
Klamath Falls, OR 97603

File No.: 7021-569539 (SAC)

Date: June 26, 2006

STATUTORY WARRANTY DEED

Sierra Developments, LLC, Grantor, conveys and warrants to **Thomas A. Grayson and Megan L. Grayson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 15 in Tract 1383, SIERRA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$270,773.00**. (Here comply with requirements of ORS 93.030)

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.

26-P

APN: 890335

Statutory Warranty Deed
- continued

File No.: 7021-569539 (SAC)
Date: 06/26/2006

Dated this 26 day of July, 2006.

Sierra Developments, LLC



By: Michael Wilcher, President

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 26 day of July, 2006
by Michael Wilcher as President of Sierra Developments, LLC, on behalf of the LLC.



1
Notary Public for Oregon
My commission expires: 11/7/09