



After recording return to:
Ronnie R. Maupin and Angela E.
Maupin
PO Box 1951
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Ronnie R. Maupin and Angela E.
Maupin
PO Box 1951
Klamath Falls, OR 97601

File No.: 7021-841020 (ALF)
Date: June 13, 2006

THIS SPA

M06-15222

Klamath County, Oregon

07/28/2006 11:51:36 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Ramona C. Kirksey, Grantor, conveys and warrants to **Ronnie R. Maupin and Angela E. Maupin, husband and wife 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 BLOCK 18, SECOND ADDITION TO KLAMATH RIVER ACRES, 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.
2. The **2006-2007** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$33,500.00**. (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. F

APN:

Statutory Warranty Deed
- continued

File No.: **7021-841020 (ALF)**
Date: **06/13/2006**

Dated this 27 day of July, 2006.

Ramona C Kirksey
Ramona C. Kirksey

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 27 day of July, 2006
by **Ramona C. Kirksey**.

Adrien Fleeck

Notary Public for Oregon
My commission expires:

12-3-06

