

MTC 75847

M06-15250

Klamath County, Oregon

07/28/2006 03:16:36 PM

Pages 1 Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

DOUGLAS H. OVEREN, Grantor,

conveys and warrants to

ANDY HEATHERSHAW and DEBBIE E. HEATHERSHAW, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 7, BLOCK 4, FIRST ADDITION TO ANTELOPE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Tax Account No(s): 135918

Map/Tax Lot No(s): 2310016B006500-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$180,000.00 .

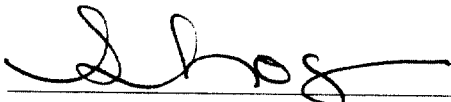
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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 21 day of July, 2006.


DOUGLAS H. OVEREN

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on July 21, 2006 by DOUGLAS H. OVEREN.



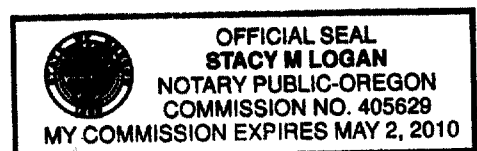
(Notary Public for Oregon)

My commission expires May 2, 2010

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
ANDY HEATHERSHAW AND DEBBIE HEATHERSHAW
PO BOX 326
HEBO, OR 97122

TITLE NO. 75847
ESCROW NO. 14-0041106



21.00