

MT75680-MS

THIS SPACE RE

M06-15251

Klamath County, Oregon

07/28/2006 03:16:58 PM

Pages 1 Fee: \$21.00



After recording return to:

Jerry Reeves

37231 Sandalwood Drive  
Chiloquin, OR 97624

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

Same as above

Escrow No. MT75680-MS

Title No. 0075680

SWD

### STATUTORY WARRANTY DEED

**Scott E. Egbert and Venda M. Egbert, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Jerry Reeves and Kathleen Reeves, 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 5, Block 3, of TRACT 1168, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3509-00600-00900-000

Key No: 725834

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 **\$150,000.00**.

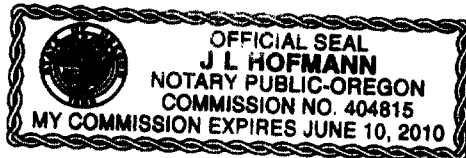
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 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 27<sup>th</sup> day of July 2006

Scott E. Egbert  
Scott E. Egbert

Venda M. Egbert  
Venda M. Egbert

State of Oregon  
County of Jackson



This instrument was acknowledged before me on July 27, 2006 by Scott E. Egbert and Venda M. Egbert.

J. L. Hofmann  
(Notary Public for Oregon)

My commission expires 6-10-2010

21.00