

M06-15286

Klamath County, Oregon

07/28/2006 03:42:33 PM

Pages 2 Fee: \$26.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tracee L. Harlan

3393 Holbrook St.
Klamath Falls, OR 97601

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

Tracee L. Harlan

Address as shown above.

File No.: 7021-867458 (MTA)

Date: July 21, 2006

STATUTORY WARRANTY DEED

CHRONISTER CONSTRUCTION, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to **TRACEE L. HARLAN**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 29, Tract 1378, PLEASANT VISTA STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. The **2006-'07** Taxes, a lien not yet payable.
2. 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 **\$66,000.00**. (Here comply with requirements of ORS 93.030)

26. - F

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 21st day of July, 2006.

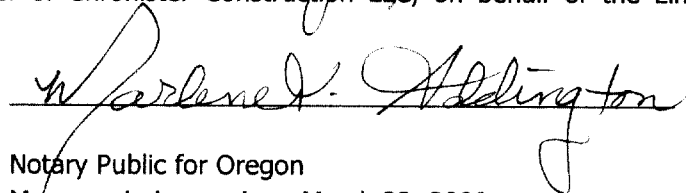
Chronister Construction LLC, an Oregon
Limited Liability Company



By: Lisa A. Chronister, Authorized
Member

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 24th day of July, 2006
by Lisa A. Chronister as Authorized Member of Chronister Construction LLC, on behalf of the Limited
Liability Company.



Notary Public for Oregon
My commission expires: March 22, 2009

