

M06-15288

Klamath County, Oregon

07/28/2006 03:43:52 PM

Pages 2 Fee: \$26.00



After recording return to:
Jeremy P. Rodgers and Nicole A.
Rodgers
10467 McGuire Ave
Klamath Falls, OR 97603

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

Jeremy P. Rodgers and Nicole A.
Rodgers
10467 McGuire Ave
Klamath Falls, OR 97603

File No.: 7021-847361 (SAC)

Date: July 24, 2006

THIS SPACE RESERVED FOR RECORDERS USE

STATUTORY WARRANTY DEED

Kim C. Swagert, Grantor, conveys and warrants to **Jeremy P. Rodgers and Nicole A. Rodgers as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

UNIT 10467 (MCGUIRE AVENUE), TRACT 1336-FALCON HEIGHTS CONDOMINIUMS STAGE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The 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 **\$137,600.00**. (Here comply with requirements of ORS 93.030)

26- F

APN: 883586

Statutory Warranty Deed
- continued

File No.: 7021-847361 (SAC)
Date: 07/24/2006

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 25 day of July, 2006.

Kim C. Swagert
Kim C. Swagert

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 25th day of July, 2006
by **Kim C. Swagert**.

[Signature]
Notary Public for Oregon
My commission expires: 8-2-07

