

MT 75851-TM



THIS SPACE RESERVED FOR RECORDER'S USE

2006-015614

Klamath County, Oregon



08/02/2006 02:58:44 PM

Fee: \$21.00

After recording return to:

JOSEPH HOLLIDAY

1937 LEROY STREET

KLAMATH FALLS, OR 97601

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

JOSEPH HOLLIDAY

1937 LEROY STREET

KLAMATH FALLS, OR 97601

Escrow No. MT75851-TM

Title No. 0075851

SWD

STATUTORY WARRANTY DEED

RICHARD D. RAGAN and JOANNE H. POLLACK, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JOSEPH HOLLIDAY**, 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 18 in Block 33 of HOT SPRINGS ADDITIONS, according to the official plat thereof on file in the office of the County Clerk of Klamath County,

Tax Account No: 3809-028BC-04400-000

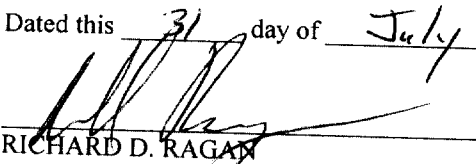
Key No: 216965

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 **\$219,900.00**.

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.

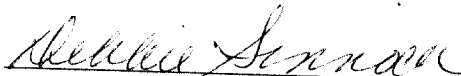
Dated this 31 day of July, 2006.


RICHARD D. RAGAN

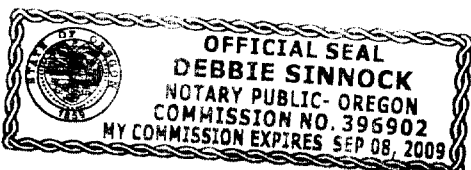
JOANNE H. POLLACK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7.31, 2006 by RICHARD D. RAGAN and JOANNE H. POLLACK.


(Notary Public for Oregon)

My commission expires 7-8-09



21.00