

MTC 75992-MS



THIS SPACE

2006-016028
Klamath County, Oregon



08/09/2006 03:02:42 PM

Fee: \$21.00

After recording return to:

Shane D. Mc Donald

2045 Huron Street

Klamath Falls, OR 97601

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

Shane D. Mc Donald

2045 Huron Street

Klamath Falls, OR 97601

Escrow No. MT75992-MS

Title No. 0075992

SWD

STATUTORY WARRANTY DEED

Brian C. Conover and Luanne J. Conover, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Shane D. Mc Donald**, 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 15 in Block 44 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028CA-06200-000

Key No: 305789

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 **\$169,900.00**.

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.

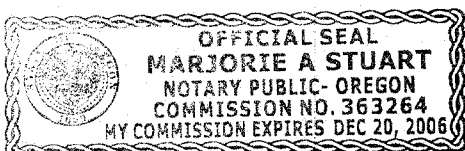
Dated this 9th day of Aug, 2006

Brian C. Conover
Brian C. Conover

Luanne J. Conover
Luanne J. Conover

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8/9, 2006 by Brian C. Conover and Luanne J. Conover.



M Stuart
(Notary Public for Oregon)

My commission expires 12/2006

21.00