

MTC 75909-LW



THIS SPACE RE

2006-016225

Klamath County, Oregon



00000997200600162250010014

08/11/2006 01:49:17 PM

Fee: \$21.00

After recording return to:

VIRGINIA L. RAY

108 FAIRWAY VILLAGE LN

ROSEBURG, OR 97470

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

VIRGINIA L. RAY

108 FAIRWAY VILLAGE LN

ROSEBURG, OR 97470

Escrow No. MT75909-LW

Title No. 0075909

SWD

STATUTORY WARRANTY DEED

LINDA A. MONFORE, Grantor(s) hereby convey and warrant to **VIRGINIA L. RAY**, 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 28, RUNNING Y RESORT, PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-004D0-00300-000

Key No: 881288

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 **\$775,000.00**.

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 10 day of August, 06.

LINDA A. MONFORE

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 10, 2006 by LINDA A. MONFORE.

(Notary Public for Oregon)



My commission expires 11/20/07

21.00