

2006-016256

Klamath County, Oregon



00001034200600162560020029



After recording return to:
Katie J. Cole and Shad D. Cole
4330 Arthur St
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Katie J. Cole and Shad D. Cole
4330 Arthur St
Klamath Falls, OR 97603

File No.: 7021-866479 (DMC)
Date: August 10, 2006

THIS SPACE R

08/11/2006 03:38:03 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Robert M. Langfield, Jr., Grantor, conveys and warrants to **Katie J. Cole and Shad D. Cole, wife and husband as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: RJC
SC

LOT 54 OF CASITAS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

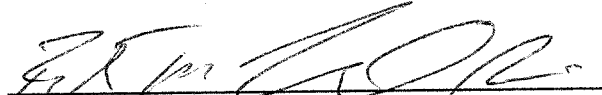
1. The **2006-2007** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$119,900.00**. (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 10 day of August, 20 06.


Robert M. Langfield Jr.

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10 day of August, 20 06
by **Robert M. Langfield, Jr.**


Notary Public for Oregon
My commission expires: 8/2/07

