

MTC 75716-MS

THIS SPACE RE



2006-016409
Klamath County, Oregon



08/15/2006 11:31:44 AM

Fee: \$21.00

After recording return to:

Brent L. Johnson

P. O. Box 522

Bonanza, OR 97623

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

Brent L. Johnson

P. O. Box 522

Bonanza, OR 97623

Escrow No. MT75716-MS

Title No. 0075716

SWD

STATUTORY WARRANTY DEED

Sandor Molnar and Barbara Molnar, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Brent L. Johnson and Doris L. Bailey, with the rights of survivorship**, 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 34, Block 32, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-009A0-02700-000

Key No: 463359

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 **\$20,000.00**.

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 14th day of Aug, 2006

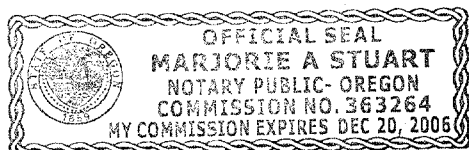
Sandor Molnar
Sandor Molnar

Barbara Molnar
Barbara Molnar

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 8/14, 2006 by Sandor Molnar and Barbara Molnar.



[Signature]
(Notary Public for Oregon)

My commission expires 12/2006

21.00