

MTC 76183-SH

THIS SPACE RES



2006-016465  
Klamath County, Oregon



08/15/2006 03:33:46 PM

Fee: \$21.00

After recording return to:

Jack Michael Shuey

P.O. Box 1284

Klamath Falls, OR 97601

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

Jack Michael Shuey

P.O. Box 1284

Klamath Falls, OR 97601

Escrow No. MT76183-SH

Title No. 0076183

SWD

### STATUTORY WARRANTY DEED

**Jan Driscoll and Ray Driscoll, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Jack Michael Shuey and Cheryl Ann Shuey, as tenants by the entirety**, 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 12 in Block 4 of DIXON 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: 3809-028DC-03100-000

Key No: 374749

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 **\$207,000.00**.

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.

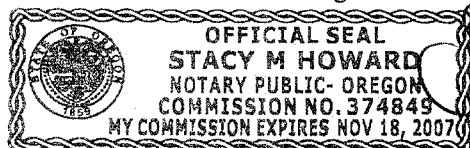
Dated this 11 day of Aug, 2006

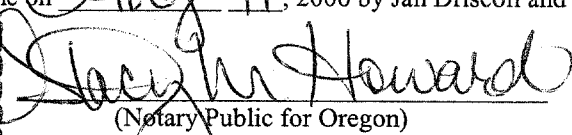
  
Jan Driscoll

  
Ray Driscoll

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 11, 2006 by Jan Driscoll and Ray Driscoll.



  
(Notary Public for Oregon)

My commission expires Nov 18, 2007

21.00