

MTC 76353-LW



THIS SPACE RESERVED FOR RECORDING

2006-016518

Klamath County, Oregon



00001356200600165180010015

08/16/2006 03:02:43 PM

Fee: \$21.00

After recording return to:

GARY EDWARD CHAPMAN

~~9712 MESA OAK DRIVE 2383 BLUE POOL WAY~~  
~~BAKERSFIELD, CA 93311 CHILOQUIN, OR 97624~~

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

GARY EDWARD CHAPMAN

~~9712 MESA OAK DRIVE 2383 BLUE POOL WAY~~  
~~BAKERSFIELD, CA 93311 CHILOQUIN, OR 97624~~

Escrow No. MT76353-LW  
Title No. 0076353

SWD

### STATUTORY WARRANTY DEED

**MARLAND VANN**, Grantor(s) hereby convey and warrant to **GARY EDWARD CHAPMAN and DEBORAH DIANE CHAPMAN, 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 17 in Block 5 of IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/90<sup>th</sup> interest in and to Lot 12, Block 4, IRISH BEND.

Tax Account No: 3507-017CC-05800-000

Key No: 236220

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 **\$86,000.00**.

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 16 day of August, 2006

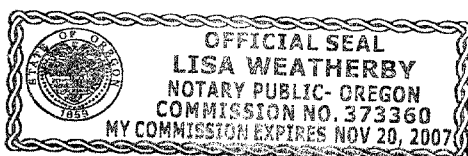
Marland Vann  
MARLAND VANN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 16, 2006 by MARLAND VANN.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/07



21.00