

MTC 75949-LW

THIS SPACE R



2006-016519
Klamath County, Oregon



00001357200600165190010012

08/16/2006 03:03:17 PM

Fee: \$21.00

After recording return to:

RYAN C. BROWN

~~PO Box 610~~ 2623 Californian Ave.
~~Dorris, CA 96023~~ Klamath Falls, OR
97601

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

RYAN C. BROWN

~~PO Box 610~~ 2623 Californian Ave.
~~Dorris, CA 96023~~ Klamath Falls OR
97601

Escrow No. MT75949-LW

Title No. 0075949

SWD

STATUTORY WARRANTY DEED

MARION R. DICKENS, Grantor(s) hereby convey and warrant to **RYAN C. BROWN and KATY C BROWN, 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 3, Block 17, TRACT 1176, being a Re-Subdivision of Block 17, BUENA VISTA ADDITION, to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019DC-02300-000

Key No: 438164

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 **\$205,400.00**.

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 14 day of August, 2006.

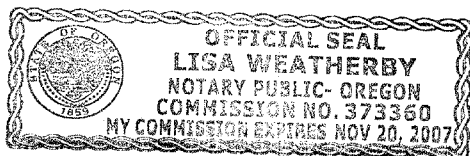
Marion R. Dickens
MARION R. DICKENS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 14, 2006 by MARION R. DICKENS.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



21.00