

MTC 76142-KR

THIS SPACE RES.

2006-016525

Klamath County, Oregon



08/16/2006 03:09:58 PM

Fee: \$21.00

After recording return to:

Craylene Delucca
1909 Van Ness Avenue
Klamath Falls, OR 97601

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

Craylene Delucca
1909 Van Ness Avenue
Klamath Falls, OR 97601

Escrow No. MT76142-KR
Title No. 0076142

SWD

STATUTORY WARRANTY DEED

Willie Mae Winn, Grantor(s) hereby convey and warrant to **Craylene Delucca**, 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 451, Block 126, MILLS 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: 3809-033AD-11500-000

Key No: 482347

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 **\$118,000.00**.

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 August, 2006.

x Willie Mae Winn
Willie Mae Winn

x By: James Allen Boyd Attorney in fact
James Allen Boyd, Attorney-in-Fact

State of Oregon
County of Klamath

This instrument was acknowledged before me on Aug 14, 2006 by James Allen Boyd, as attorney-in-fact for Willie Mae Winn.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

21.00