



MT76096-MS

After recording return to:

Shawn W. Richards

441 Hunter Court

Klamath Falls, OR 97603

2006-016660

Klamath County, Oregon



00001528200600166600010018

08/18/2006 11:23:21 AM

Fee: \$21.00

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

Shawn W. Richards

441 Hunter Court

Klamath Falls, OR 97603

Escrow No. MT76096-MS

Title No. 0076096

SWD

STATUTORY WARRANTY DEED

Shawn Wesley Richards and Leilani Ann Richards Grantor(s) hereby convey and warrant to **Shawn W. Richards and Leilani Richards, 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 20, TRACT 1301 - BASIN VIEW ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-035AA-13000-000

Key No: 881220

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 **\$1.00**.

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

Shawn Wesley Richards

Leilani Ann Richards

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8/14, 2006 by Shawn Wesley Richards and Leilani Ann Richards.



(Notary Public for Oregon)

My commission expires

12/20/06

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