



After recording return to:

Karley Grandy

2425 Union

Klamath Falls, OR

97601

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

Karley Grandy

Address as shown above.

File No.: 7021-876643 (MTA)

Date: August 16, 2006

2006-016707

Klamath County, Oregon



00001582200600167070020027

08/18/2006 03:26:52 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

WALTER M. COLAS and CONSTANCE R. BALLANTYNE-COLAS, husband and wife, Grantor,
conveys and warrants to **KARLEY GRANDY**, Grantee, the following described real property free of liens
and encumbrances, except as specifically set forth herein:

**LOT 18 IN BLOCK 309 DARROW 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.**

Subject to:

1. The **2006-'07** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$126,500.00**. (Here comply with requirements of ORS 93.030)

26-F

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 16th day of August, 2006.

Walter M. Colas
Walter M. Colas

Constance R. Ballantyne-Colas
Constance R. Ballantyne-Colas

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18th day of August, 2006 by **Constance R. Ballantyne-Colas, both for herself and as attorney in fact for Walter M. Colas.**

Stacy L. Makee



Notary Public for Oregon

My 8/18/06 commission

expires: