

MT76020-LW

THIS SPACE RESERVED FOR RECORDER'S USE



2006-016787

Klamath County, Oregon



00001674200600167870010011

After recording return to:

JIMMY R. CROOK

~~10520 Kincheloe Avenue~~ 10245 McGuire Ave
Klamath Falls, OR 97603

08/21/2006 02:51:57 PM

Fee: \$21.00

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

JIMMY R. CROOK

~~10520 Kincheloe Avenue~~ 10245 McGuire Ave
Klamath Falls, OR 97603

Escrow No. MT76020-LW

Title No. 0076020

SWD

STATUTORY WARRANTY DEED

MICHAEL E. BOWSHER, Grantor(s) hereby convey and warrant to **JIMMY R. CROOK and JENNIFER M. CROOK, 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:

UNIT 10245 (McGUIRE AVENUE) SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM - STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-70003-000

Key No: 887683

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 **\$148,000.00**.

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.

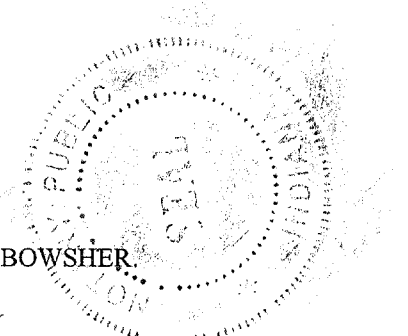
Dated this 14 day of August, 2006.

M/E BOWSHER
MICHAEL E. BOWSHER

State of INDIANA
County of TIPPECANOE

This instrument was acknowledged before me on Aug 14, 2006 by MICHAEL E. BOWSHER.

Mary Ann Dacey
(Notary Public)
My commission expires 7-10-11



21.00