

NTC 74556-MS

THIS SPACE RESERVED FOR RECORDER'S USE



2006-016803

Klamath County, Oregon



00001690200600168030020023

After recording return to:

Lisa K. Geffen

12817 West Wilshire Drive

Avondale, AZ 85323

08/21/2006 03:08:37 PM

Fee: \$26.00

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

Lisa K. Geffen

12817 West Wilshire Drive

Avondale, AZ 85323

Escrow No. MT74556-MS

Title No. 0074556

SWD

STATUTORY WARRANTY DEED

Paul Andrew Lee and Lisa Marie Schmidt not as tenants in common, but with right of survivorship, Grantor(s) hereby convey and warrant to **Lisa K. Geffen**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$265,000.00**.

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 21st day of August, 2006

Paul Andrew Lee

Lisa Marie Schmidt

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 21, 2006 by Paul Andrew Lee and Lisa Marie Schmidt.

(Notary Public for Oregon)

My commission expires April 15, 2008



26.00

Lot 27, Section 3, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3607-A0300-01400-000
Tax Account No: 3607-A0300-01400-000

Key No: 321592
Key No: 728127