



THIS SPACE RESERVED FOR RECORDER'S USE

2006-016805
Klamath County, Oregon



00001692200600168050020026

08/21/2006 03:09:38 PM

Fee: \$26.00

After recording return to:

MICHAEL S. POTRIDGE

6210 MONTEREY DR

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

MICHAEL S. POTRIDGE

6210 MONTEREY DR

KLAMATH FALLS, OR 97603

Escrow No.

MT76204-LW

Title No.

0076204

SWD

STATUTORY WARRANTY DEED

RALPH E. CARTER and JARITA G. CARTER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MICHAEL S. POTRIDGE and BRENDA K. POTRIDGE, 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 10 in Block 12, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012CA-05400-000

Key No: 563116

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.

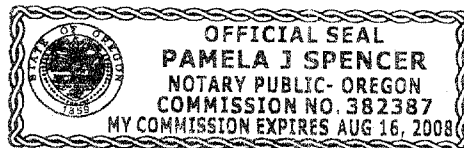
The true and actual consideration for this conveyance is **\$230,000.00**.

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 18th day of August, 2006

RALPH E. CARTER

JARITA G. CARTER



State of Oregon

County of Klamath

This instrument was acknowledged before me on Aug. 18, 2006 by RALPH E. CARTER.

(Notary Public for Oregon)

My commission expires 8/16/2008

26.00

State of Oregon

County of Klamath

On this 19th day of August, 2006, personally appeared before me the above named JARITA G. CARTER, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

Deborah Torrie
Notary Public for Oregon
My Commission expires: Oct 14, 2009

