

MTC 76075-DS

THIS SPACE RESERVED FOR RECORDER'S USE



2006-016931
Klamath County, Oregon



08/22/2006 02:57:32 PM

Fee: \$21.00

After recording return to:

Richard L. Passmore

16113 Timberline Lane

Klamath Falls, OR 97603

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

Richard L. Passmore

16113 Timberline Lane

Klamath Falls, OR 97603

Escrow No. MT76075-DS

Title No. 0076075

SWD

STATUTORY WARRANTY DEED

Wesley C. Ridgley and Elaine C. Ridgley, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Richard L. Passmore and Barbara Passmore, 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 5, Block 5, KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3907-036A0-02900-000

Key No: 490150

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 **\$305,000.00**.

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.

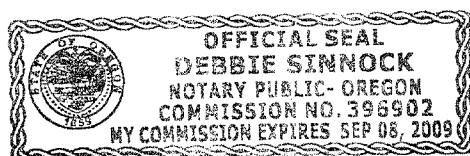
Dated this 22nd day of August, 2006.

Wesley C. Ridgley
Wesley C. Ridgley

Elaine C. Ridgley
Elaine C. Ridgley

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8-22, 2006 by Wesley C. Ridgley and Elaine C. Ridgley.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

21.00