

MTC 76172-SH



THIS SPACE RESERVED FOR RECORDER'S USE

2006-016936
Klamath County, Oregon



08/22/2006 03:00:55 PM

Fee: \$21.00

After recording return to:

Jack B. Cunningham
3700 Pacific Avenue #512
Livermore, CA 94550

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

Jack B. Cunningham
3700 Pacific Avenue #512
Livermore, CA 94550

Escrow No. MT76172-SH
Title No. 0076172

SWD

STATUTORY WARRANTY DEED

James T. Jones, III and Afton M. Dubois, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Jack B. Cunningham and Karen Lynne Cunningham, 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:

Parcel 2 of Land Partition 20-00 being Lots 7 and 8, Block 3 and Lots 7 and 8, Block 4 of "BAILEY TRACTS NO. 2" and a portion of vacated Rowald Street, situated in the SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-002DA-02401-000

Key No: 886684

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 **\$147,000.00**.

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.

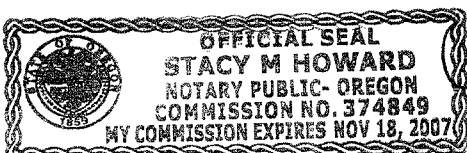
Dated this 18 day of Aug, 2006

James T. Jones, III

Afton M. Dubois

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 18, 2006 by James T. Jones, III and Afton M. Dubois.



(Notary Public for Oregon)

My commission expires Nov 18, 2007

21.00