

MTC 76019-PS

THIS SPACE RES.

2006-017337

Klamath County, Oregon



00002360200600173370010011

08/29/2006 11:35:40 AM

Fee: \$21.00

After recording return to:

ROBERT J. PRATT

1630 WILLIAMS HWY. #1

GRANTS PASS, OR 97527

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

ROBERT J. PRATT

1630 WILLIAMS HWY. #1

GRANTS PASS, OR 97527

Escrow No. MT76019-PS

Title No. 0076019

SWD

### STATUTORY WARRANTY DEED

THAVIN SALIPHAN, Grantor(s) hereby convey and warrant to **ROBERT J. PRATT**, 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:

The N1/2 of the SW1/4 of the NW1/4 of the SW1/4 of Section 5,  
Township 38 South, Range 9 East of the Willamette Meridian, Klamath  
County, Oregon.

Account No: 3809-00500-00900-000

Key No: 427504

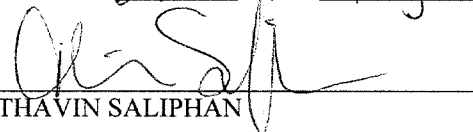
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

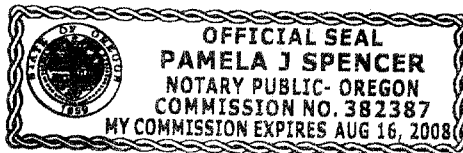
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$110,000.00**.

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.

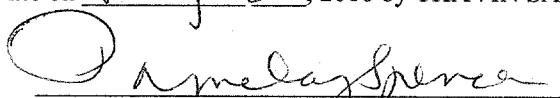
Dated this 22nd day of August, 2006

  
THAVIN SALIPHAN



State of Oregon  
County of Klamath

This instrument was acknowledged before me on Aug 22, 2006 by THAVIN SALIPHAN.

  
(Notary Public for Oregon)

My commission expires 8/16/2008

21.00