

MTC 76363-TM

THIS SPACE RES



2006-017373
Klamath County, Oregon



00002402200600173730010016

08/29/2006 02:48:32 PM

Fee: \$21.00

After recording return to:

Bradley M. Chitwood

3957 Boardman Avenue

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Bradley M. Chitwood

3957 Boardman Avenue

Klamath Falls, OR 97603

Escrow No. MT76363-TM

Title No. 0076363

SWD

STATUTORY WARRANTY DEED

Charles J. Pett, Grantor(s) hereby convey and warrant to **Bradley M. Chitwood**, 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 Easterly one-half of TRACT 5 of TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-003DA-02000-000

Key No: 528557

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 **\$105,000.00**.

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 24 day of August, 2006

Charles J. Pett
Charles J. Pett

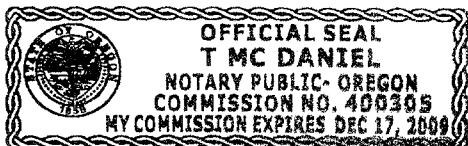
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 24, 2006 by Charles J. Pett.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09



21.00