

MTC 76035-MS

THIS SPACE RESERVED FOR RECORDER'S USE



2006-017476

Klamath County, Oregon



00002531200600174760010011

08/30/2006 03:21:00 PM

Fee: \$21.00

After recording return to:

Gerald Merz

1051 Cedar Ridge Road

Klamath Falls, OR 97601

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

Gerald Merz

1051 Cedar Ridge Road

Klamath Falls, OR 97601

Escrow No. MT76035-MS

Title No. 0076035

SWD

### STATUTORY WARRANTY DEED

**J. Samuel Murphy and Beth R. Murphy, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Gerald Merz and Judy Merz, 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 25 in Block 6, TRACT 1140 – LYNNEWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-025DC-02400-000

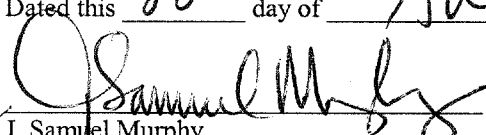
Key No: 425659

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 **\$285,000.00**.

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 28th day of Aug, 2006

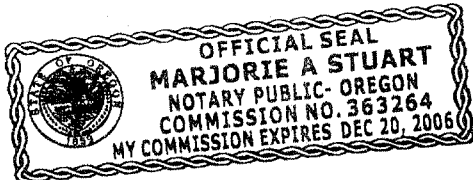
  
J. Samuel Murphy

  
Beth R. Murphy

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 8/28, 2006 by J. Samuel Murphy and Beth R. Murphy.



  
(Notary Public for Oregon)

My commission expires 12/20/06

21.00