

MT C 76253-DS

THIS SPACE RESERVED FOR RECORDER'S USE



2006-017485

Klamath County, Oregon



00002540200600174850010011

08/30/2006 03:25:53 PM

Fee: \$21.00

After recording return to:

Dwight D. Long

3726 W Alluvial Ave

Fresno, CA 93711

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

Dwight D. Long

3726 W Alluvial Ave

Fresno, CA 93711

Escrow No. MT76253-DS

Title No. 0076253

SWD

### STATUTORY WARRANTY DEED

**Kathryn A. Chapman**, Grantor(s) hereby convey and warrant to **Dwight D. Long and Nellie E. Diviccaro not as tenants in common, but with right of survivorship**, 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 2, Block 20, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019DC-00800-000

Key No: 438002

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 **\$175,000.00**.

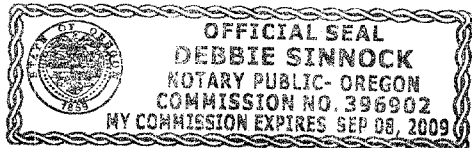
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 06.

Kathryn A. Chapman  
Kathryn A. Chapman

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 8-24, 2006 by Kathryn A. Chapman.



Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-09

21.00