



THIS SPACE RE

2006-017554
Klamath County, Oregon



00002615200600175540010014

08/31/2006 10:43:49 AM

Fee: \$21.00

After recording return to:

Steven D. Herburger

609 NE Blackbear Street

Prineville, OR 97754

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

Steven D. Herburger

609 NE Blackbear Street

Prineville, OR 97754

Escrow No. MT76148-MS

Title No. 0076148

SWD

MT-76148 MS

STATUTORY WARRANTY DEED

Nellie M. Wirsing, Grantor(s) hereby convey and warrant to **Steven D. Herburger and Karen S. Herburger**, 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:

Unit 10853, (Vincent Drive), Tract 1336 - **FALCON HEIGHTS CONDOMINIUMS - STAGE 1** according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-90118-000

Key No: 883680

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 **\$112,500.00**.

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

30th

day of

Aug

2006

Nellie M. Wirsing

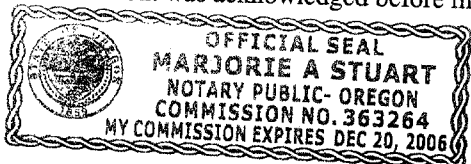
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on

8/30

2006 by Nellie M. Wirsing.



(Notary Public for Oregon)

My commission expires

12/20/06