



THIS SPACE

2006-017557
Klamath County, Oregon



08/31/2006 10:46:17 AM

Fee: \$21.00

After recording return to:

MATTHEW E. FRIES

340 Lewis Street

Klamath Falls, OR 97601

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

MATTHEW E. FRIES

340 Lewis Street

Klamath Falls, OR 97601

Escrow No. MT76056-LW

Title No. 0076056

SWD

MTC-76056LW

STATUTORY WARRANTY DEED

CLARA E. BALLANTYNE, Grantor(s) hereby convey and warrant to MATTHEW E. FRIES, 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 19, Block 7, LAKESIDE 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: 3809-032CC-01200-000

Key No: 630810

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 \$160,000.00.

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 29th day of August, 2006.

Clara E. Ballantyne
CLARA E. BALLANTYNE

State of Oregon

County of ~~KLAMATH~~

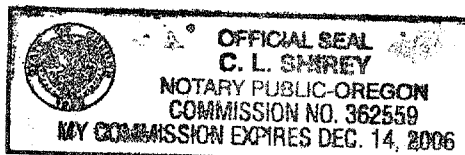
Washington

This instrument was acknowledged before me on August 29, 2006 by CLARA E. BALLANTYNE.

C. L. Shirey

(Notary Public for Oregon)

My commission expires 12-14-06



21.00