



After recording return to:
Gary Ryan Case and Kendra D Case
5980 Delaware Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Gary Ryan Case and Kendra D Case
5980 Delaware Avenue
Klamath Falls, OR 97603

File No.: 7021-881765 (ALF)
Date: August 10, 2006

2006-017564
Klamath County, Oregon



00002625200600175640020028

08/31/2006 10:54:51 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Delbert E. Case, Sr. and Frances Geraldine Case as tenants by the entirety, Grantor, conveys and warrants to **Gary Ryan Case and Kendra D Case, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PARCEL 3 OF MAJOR LAND PARTITION 80-40, BEING A PORTION OF LOT 28, HOMELAND TRACTS NO. 2, LOCATED IN THE SW 1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$30,000.00**. (Here comply with requirements of ORS 93.030)

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 29 day of August, 2006.

Delbert E. Case Sr.
Delbert E. Case Sr.

Frances Geraldine Case
Frances Geraldine Case

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of August, 2006
by **Delbert E. Case, Sr. and Frances Geraldine Case.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009