



THIS SPACE RES

2006-017604
Klamath County, Oregon



08/31/2006 03:35:05 PM

Fee: \$21.00

After recording return to:

BETTY ARLENE MC GUIRE

5536 STURDIVANT AVE.

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

BETTY ARLENE MC GUIRE

5536 STURDIVANT AVE.

KLAMATH FALLS, OR 97603

Escrow No.

MT76296-TM

Title No.

0076296

SWD

MT-76296 TM

STATUTORY WARRANTY DEED

KIMBERLY K. DANIELS, Grantor(s) hereby convey and warrant to **BETTY ARLENE MC GUIRE**,

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 8, Block 2, CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011DD-02100-000

Key No: 558952

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 **\$230,000.00**.

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 28 day of August, 06.

Kimberly K. Daniels
KIMBERLY K. DANIELS

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 28, 2006 by KIMBERLY K. DANIELS.



[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09

21.00