



THIS SP.

2006-017673

Klamath County, Oregon



00002754200600176730010013

09/01/2006 11:03:52 AM

Fee: \$21.00

After recording return to:

Molly Hepper

PO Box 444

Fort Klamath, OR 97626

Until a change is requested all

tax statements shall be sent to

The following address:

Molly Hepper

PO Box 444

Fort Klamath, OR 97626

Escrow No.

MT74656-KR

Title No.

0074656

SWD

mtc-74656 KR

STATUTORY WARRANTY DEED

Ambrose W. McAuliffe and Susan J. McAuliffe, as tenants by the entirety, Grantor(s) hereby convey and warrant to Molly Hepper and Gary Hepper, 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:

Parcel 3 of Land Partition 15-06 situated in the S1/2, Section 28, Township 33 South, Range 71/2 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3307-V0000-05400-000

Key No: 76330

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 \$148,020.87.

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

Ambrose W. McAuliffe

Ambrose W. McAuliffe

Susan J. McAuliffe

Susan J. McAuliffe

State of Oregon

County of KLAMATH

State of Oregon)
County of Klamath)

This instrument was acknowledged before me on August 31, 2006 by Ambrose W. McAuliffe.

Kristi L. Redd
My Commission Expires: 11/16/2007
mre

This instrument was acknowledged before me on AUGUST 29, 2006 by Ambrose W. McAuliffe and Susan J. McAuliffe.

Marianne J. Smith
(Notary Public for Oregon)

My commission expires JUNE 30, 2007



27.00