



THIS SPACE RES

2006-017777

Klamath County, Oregon



09/05/2006 10:24:33 AM

Fee: \$21.00

After recording return to:

DONALD C. ASHFORD

~~22205 HWY 395~~

~~LAKEVIEW, OR 97630~~

5726 Valleyview Dr
Klamath Falls, OR

97601

Until a change is requested all

tax statements shall be sent to

The following address:

DONALD C. ASHFORD

~~22205 HWY 395~~

~~LAKEVIEW, OR 97630~~

5726 Valleyview Dr
Klamath Falls, OR

97601

Escrow No.

MT76140-LW

Title No.

0076140

SWD

mtc-76140LW

STATUTORY WARRANTY DEED

JOHN O. CAMPBELL and SARA M. CAMPBELL, as tenants by the entirety, Grantor(s) hereby convey and warrant to **DONALD C. ASHFORD and NANCY L. ASHFORD, 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:

Lot 11, Block 9, Tract 1016, known as GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3908-001C0-03300-000

Key No: 493102

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 **\$250,000.00**.

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 19 day of September, 2006.

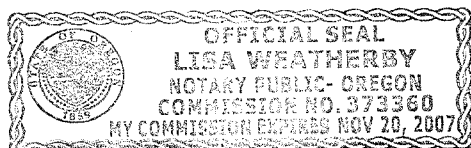

JOHN O. CAMPBELL

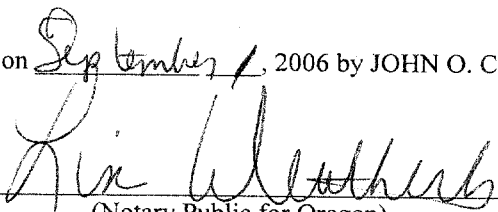

SARA M. CAMPBELL

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on September 1, 2006 by JOHN O. CAMPBELL and SARA M. CAMPBELL.




(Notary Public for Oregon)

My commission expires 11/20/07

2/00