



THIS SPACE RESE

2006-017996
Klamath County, Oregon



09/06/2006 03:31:21 PM

Fee: \$21.00

After recording return to:

MARK A. ADAMS

6762 Amy Court, N.E.

KEIZER, OR 97303

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

MARK A. ADAMS

6762 Amy Court, N.E.

KEIZER, OR 97303

Escrow No. MT76191-DS

Title No. 0076191

SWD

MT76191 DS

STATUTORY WARRANTY DEED

JERRY E. FLOWERS and PAULINE E. FLOWERS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MARK A. ADAMS**, 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 58 in Block 15 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3711-021C0-04800-000

Key No: 389582

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 **\$16,200.00**.

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 19th - 5th day of September 2006

Jerry E. Flowers
JERRY E. FLOWERS

Pauline E. Flowers
PAULINE E. FLOWERS

STATE OF CALIFORNIA

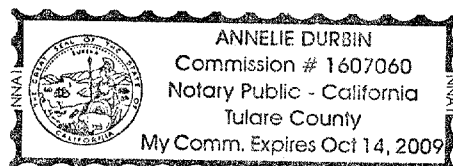
SS.

COUNTY OF TULARE

On Sept 5, 2006 before me, Annelie Durbin - Notary Public personally appeared JERRY E. FLOWERS and PAULINE E. FLOWERS ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Annelie Durbin



21.0