



THIS SPACE RESEF

2006-018018
Klamath County, Oregon



09/06/2006 03:49:52 PM

Fee: \$21.00

After recording return to:

JOHN PROSNIK JR.

5511 NORTH HILLS DRIVE

KLAMATH FALLS, OR 97603

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

JOHN PROSNIK JR.

5511 NORTH HILLS DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT76374-TM

Title No. 0076374

SWD

MT-76374 TM

STATUTORY WARRANTY DEED

LETA A. LARSEN, Grantor(s) hereby convey and warrant to **JOHN PROSNIK JR. and IRINA DEMESHKO-PROSNIK**, 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 9, Block 6 of TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014AB-02100-000

Key No: 570082

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 **\$235,000.00**.

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 5 day of Sept, 2006.

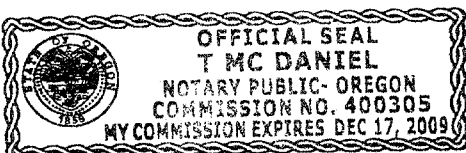
LETA A. LARSEN
LETA A. LARSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 5, 2006 by LETA A. LARSEN.

SMC Daniel
(Notary Public for Oregon)

My commission expires 12/17/09



21.00