



THIS SPACE RE:

2006-018042
Klamath County, Oregon



09/07/2006 11:08:55 AM

Fee: \$21.00

After recording return to:

Eric A. Rose and Jennifer Rose

5344 Villa Drive

Klamath Falls, OR 97603

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

Eric A. Rose and Jennifer Rose

same as above

Escrow No. MT75683-KR

Title No. 0075683

SWD

MT75683-KR

STATUTORY WARRANTY DEED

Thane A. Cleland, Grantor(s) hereby convey and warrant to **Eric A. Rose and Jennifer M. Rose, 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 14 of Tract 1454 – VILLA PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011DC-13300-000

Key No: 892287

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 **\$307,950.00**.

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 1 day of SEPT, 2006

Thane A. Cleland
Thane A. Cleland

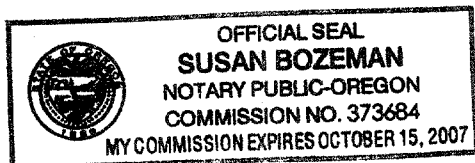
State of Oregon

County of Uacamas

This instrument was acknowledged before me on September 1, 2006 by Thane A. Cleland.

[Signature]
(Notary Public for Oregon)

My commission expires 10-15-07



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