



THIS SPACE RES.

2006-018086

Klamath County, Oregon



09/07/2006 03:54:20 PM

Fee: \$21.00

After recording return to:

Rand H. LeBaron

2390 Jacksonville Hwy, Ste G

Medford, OR 97501

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

Rand H. LeBaron

2390 Jacksonville Hwy, Ste G

Medford, OR 97501

Escrow No. ap0777995

Title No. 0076097

SWD

MTC 7/10/97

### STATUTORY WARRANTY DEED

**Brian E. Griffith and Janice M. Griffith, as tenants in common each with an undivided 1/2 interest,**  
Grantor(s) hereby convey and warrant to **Rand H. LeBaron and Cynthia L. LeBaron, husband and wife,**  
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 96, 97 and 98 of SECOND ADDITION TO SPORTSMAN PARK, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Acct# 3606-003CB-00100-  
000**

**Key No: 311031**

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 **\$285,000.00.**

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 6th day of Sept., 2006

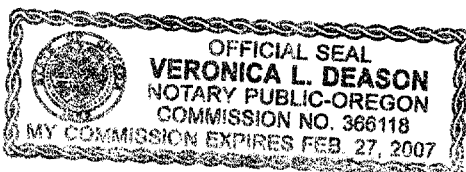
Brian E. Griffith

Janice M. Griffith

State of Oregon

County of Jackson

This instrument was acknowledged before me on Sept 6, 2006 by Brian E. Griffith and Janice M. Griffith.



Veronica L. Deason  
(Notary Public for Oregon)

My commission expires 2/27/07

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