



THIS SPACE

2006-018179
Klamath County, Oregon



09/08/2006 03:40:09 PM

Fee: \$21.00

MTCTW435-LW

After recording return to:

DAVID L. TWEDELL

2111 PROVIDENCE CT.

FLORENCE, SC 29505

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

DAVID L. TWEDELL

2111 PROVIDENCE CT.

FLORENCE, SC 29505

Escrow No. MT76435-LW

Title No. 0076435

SWD

STATUTORY WARRANTY DEED

RONALD ROLAND, Grantor(s) hereby convey and warrant to **DAVID L. TWEDELL and BETH TWEDELL**, 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 12, Block 14 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: 3711-020D0-03800-000

Key No: 388173

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 **\$12,000.00**.

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 6 day of September, 2006

Ronald Roland
RONALD ROLAND

STATE OF CALIFORNIA

COUNTY OF Madera SS.

On September 6, 2006 before me, PATRICIA C. SHAMMA personally appeared RONALD ROLAND 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 HE executed the same in his authorized capacity(ies), and that by his 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 Patricia C. Shamma, Notary

