



After recording return to:
James Baxter
10061 Westbrook Dr
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
James Baxter
10061 Westbrook Dr
Klamath Falls, OR 97603

File No.: 7021-877501 (DMC)
Date: August 18, 2006

2006-018281
Klamath County, Oregon



09/11/2006 03:36:56 PM

Fee: \$26.00

THIS :

STATUTORY WARRANTY DEED

Benjamin H. Lebkowsky, Grantor, conveys and warrants to **James Baxter**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

UNIT 10061, FALCON HEIGHTS CONDOMINIUM STAGE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$155,000.00**. (Here comply with requirements of ORS 93.030)

26- F

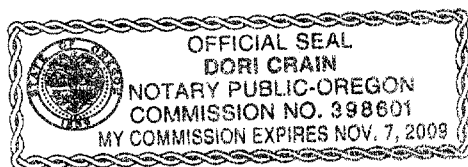
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 8 day of September, 2006.

Benjamin H. Lebkowsky
Benjamin H. Lebkowsky

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 8 day of Sept, 2006
by **Benjamin H. Lebkowsky**.



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009