

2006-018371

Klamath County, Oregon



00003572200600183710020028

09/12/2006 11:55:44 AM

Fee: \$26.00



After recording return to:
Benjamin H. Lebkowsky
5168 Laurelwood Dr
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Benjamin H. Lebkowsky
5168 Laurelwood Dr
Klamath Falls, OR 97603

File No.: 7021-866585 (DMC)
Date: August 28, 2006

STATUTORY WARRANTY DEED

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

LOT 26, BLOCK 9, TRACT NUMBER 1064, FIRST ADDITION TO GATEWOOD, 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 **\$229,900.00**. (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 28 day of August, 2004.

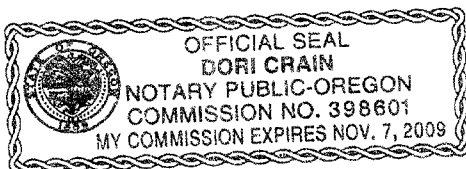
Paul T. Marlow

Paul T. Marlow

by Kelly Marlow his atty in fact.

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 28 day of August, 2004
by **Kelly Marlow as Power of Attorney for Paul T. Marlow.**



✓

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