



2006-018481

Klamath County, Oregon



00003704200600184810010019

09/13/2006 03:16:34 PM

Fee: \$21.00

After recording return to:

MATTHEW JOHN O'BRIEN

1542 SLEEPY HOLLOW LOOP

GRANTS PASS, OR 97527

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

MATTHEW JOHN O'BRIEN

1542 SLEEPY HOLLOW LOOP

GRANTS PASS, OR 97527

Escrow No. MT76460-TM

Title No. 0076460

SWD

MTC76460TM

STATUTORY WARRANTY DEED

RANDY R. HOSKINS, Grantor(s) hereby convey and warrant to **MATTHEW JOHN O'BRIEN and DESIREE DAWN O'BRIEN, 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 126 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002AC-03100-000

Key No: 513028

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 **\$70,000.00**.

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 29 day of August, 2006

Randy R. Hoskins
RANDY R. HOSKINS

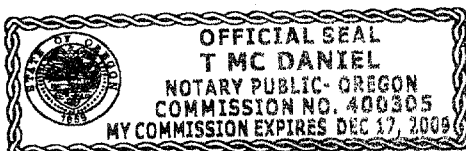
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 29, 2006 by RANDY R. HOSKINS.

[Signature]
(Notary Public for Oregon)

My commission expires

12/17/09



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