



THIS SPACE RESERVE

2006-018697

Klamath County, Oregon



09/18/2006 03:33:50 PM

Fee: \$26.00

After recording return to:

Kenneth R. Keen

23115 N Poe Valley Rd.

Klamath Falls, OR 97603

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

Kenneth R. Keen

23115 N Poe Valley Rd.

Klamath Falls, OR 97603

Escrow No. MT76214-SH

Title No. 0076214

SWD

MT76214-SH

STATUTORY WARRANTY DEED

South Valley Bank & Trust, An Oregon Banking Corporation, Its Successors And Assigns, Trustee Under The Wilfred and Nina Trew Family Trust Agreement Dated June 11, 2004, Grantor(s) hereby convey and warrant to **Kenneth R. Keen and Dawn A. Keen, 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 648 of Block 119 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033DA-03900-000

Key No: 614348

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 **\$134,900.00.**

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.

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Dated this 15 day of Sept, 2006

The Wilfred and Nina Trew Family Trust Agreement Dated June 11, 2004

BY: SUBT, Trustee by
[Signature]
Marcus M. Henderson, Trustee

STATE OF OREGON
County of KLAMATH

This instrument was acknowledged before me on Sept 15, 2006, by Marcus M. Henderson as Trustee of South Valley Bank & Trust, an Oregon Banking Corporation, its successors and assigns, trustee under the Wilfred and Nina Trew Family Trust Agreement dated June 11, 2004.

[Signature: Stacy M Howard]
Notary Public for Oregon
My Commission Expires: Nov 18, 2007

