



THIS SPACE RESER

2006-018702

Klamath County, Oregon



09/18/2006 03:36:39 PM

Fee: \$21.00

After recording return to:

John P. Fellows

7312 Bly Mountain Cutoff Road

Bonanza, OR 97623

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

John P. Fellows

7312 Bly Mountain Cutoff Road

Bonanza, OR 97623

Escrow No. MT74642-TM

Title No. 0074642

SWD

MTC74642TM

STATUTORY WARRANTY DEED

Horizons Home Center, LLC, An Oregon Limited Liability Company, now known as Horizons Home Enterprises, Inc., DBA Horizons Home Center, Grantor(s) hereby convey and warrant to John P. Fellows and Angela M. Fellows, 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 29, Block 69, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-010B0-03400-000

Key No: 465320

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 **\$99,871.00**.

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 14 day of Sept, 06.

Horizons Home Enterprises, Inc., DBA Horizons Home Center

BY: [Signature]
DONALD J. MORRISON, MANAGER

State of Oregon
County of Klamath

This instrument was acknowledged before me on Sept 14, 2006 by Donald J. Morrison as Manager for Horizons Home Enterprises, Inc., DBA Horizons Home Center.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09

