



THIS SPACE RE:

2006-018833

Klamath County, Oregon



09/19/2006 03:36:47 PM

Fee: \$21.00

After recording return to:

Dwayne Steinberg

11227 Wildhorse Drive

Bonanza, OR 97623

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

Dwayne Steinberg

11227 Wildhorse Drive

Bonanza, OR 97623

Escrow No. MT76320-MS

Title No. 0076320

SWD

MT76320MS

STATUTORY WARRANTY DEED

George R. Anderson and Ivah B. Anderson, as tenants by the entirety, Grantor(s) hereby convey and warrant to Dwayne Steinberg and Debbie Steinberg, 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:

Parcel 2 of Land Partition 13-02, being a portion of Lot 13, Block 5, of Tract 1039 – YONNA WOODS, UNIT 2, situated in the SE1/4 of Section 29 and the NE1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3711-032A0-00300-000

Key No: 400211

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 **\$181,125.00**.

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.

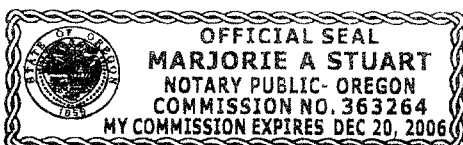
Dated this 13th day of Sep, 2006

George R. Anderson
George R. Anderson

Ivah B. Anderson
Ivah B. Anderson

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9/13, 2006 by George R. Anderson and Ivah B. Anderson.



M. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

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