

MTC 76885-SH

THIS SPACE RESE

2006-018881

Klamath County, Oregon



09/20/2006 10:52:05 AM

Fee: \$21.00

After recording return to:

Gary Chapman

2383 Blue Pool Way

Chiloquin, OR 97624

Until a change is requested all

tax statements shall be sent to

The following address:

Gary Chapman

2383 Blue Pool Way

Chiloquin, OR 97624

Escrow No.

MT76885-SH

Title No.

0076885

SWD

### STATUTORY WARRANTY DEED

**Martha E. Plymate and Earl L. Plymate, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Gary Chapman and Deborah Chapman, 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 18 in Block 5 of IRISH BEND according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/90<sup>th</sup> interest in and to Lot 12, Block 4, IRISH BEND.

Tax Account No: 3507-017CC-05900-000

Key No: 236239

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 **\$40,000.00**.

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 19 day of Sept 2006.

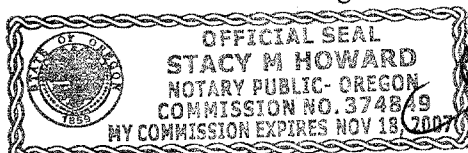
Martha E. Plymate  
Martha E. Plymate

Earl L. Plymate  
Earl L. Plymate

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept 19, 2006 by Martha E. Plymate and Earl L. Plymate.



Stacy M. Howard  
(Notary Public for Oregon)

My commission expires Nov 18, 2007

21.00