

MT76099-DS



THIS SPACE RESERVE

2006-018910

Klamath County, Oregon



00004228200600189100010012

09/20/2006 03:34:02 PM

Fee: \$21.00

After recording return to:

Kevin Robert Jones

8113 Big Buck Lane

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Kevin Robert Jones

8113 Big Buck Lane

Klamath Falls, OR 97601

Escrow No. MT76099-DS

Title No. 0076099

SWD

### STATUTORY WARRANTY DEED

Albert W. Fitzpatrick, Grantor(s) hereby convey and warrant to **Kevin R. Jones and Alicia Jones, 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 22 in Block 40 of HOT SPRINGS 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: 3809-028CA-13700-000

Key No: 306314

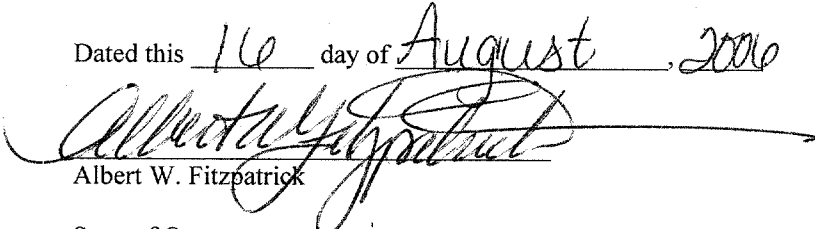
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$99,500.00**.

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.

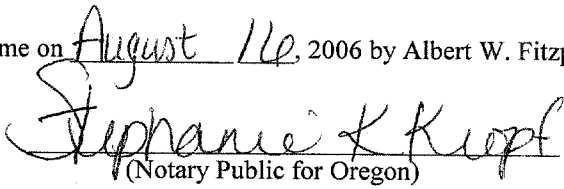
Dated this 16 day of August, 2006

  
Albert W. Fitzpatrick

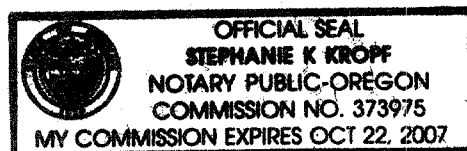
State of Oregon

County of Linn

This instrument was acknowledged before me on August 16, 2006 by Albert W. Fitzpatrick.

  
(Notary Public for Oregon)

My commission expires 10/22/07



21.00