

2006-018986  
Klamath County, Oregon



After recording return to:  
Clifford H. Bell and June M. Bell  
P. O. Box 164  
Keno, OR 97627

Until a change is requested all tax statements  
shall be sent to the following address:  
Clifford H. Bell and June M. Bell  
P. O. Box 164  
Keno, OR 97627

File No.: 7021-870052 (DMC)  
Date: August 31, 2006

THIS S



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09/21/2006 03:33:42 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Colleen D. Patton**, Grantor, conveys and warrants to **Clifford H. Bell and June M. Bell as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 9 IN BLOCK 4 KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. The **2006-2007** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$183,500.00**. (Here comply with requirements of ORS 93.030)

26-F


APN: 499669

Statutory Warranty Deed  
- continued

File No.: **7021-870052 (DMC)**  
Date: **08/31/2006**

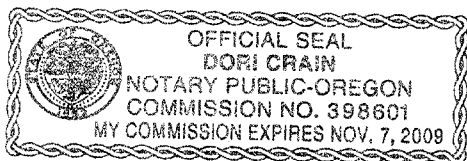
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 21 day of September, 2006.

  
Colleen D. Patton

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 21 day of Sept., 2004  
by **Colleen D. Patton.**



Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009