

MTC 76301-LW

THIS SPACE RESE

2006-019009
Klamath County, Oregon



09/21/2006 03:50:22 PM

Fee: \$21.00

After recording return to:
LAURETTA J. ROSS
2141 RADCLIFFE AVE
KLAMATH FALLS, OR 97601

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

LAURETTA J. ROSS
2141 RADCLIFFE AVE
KLAMATH FALLS, OR 97601

Escrow No. MT76301-LW
Title No. 0076301

SWD

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STATUTORY WARRANTY DEED

KRISTI STAPLETON, Grantor(s) hereby convey and warrant to LAURETTA J. ROSS ^{**} ~~and JAMES A. ROSS III, 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 14, Block 209, MILLS SECOND 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: 3809-033DC-07700-000

Key No: 632319

~~**A~~ MARRIED WOMAN

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 \$64,500.00.

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.

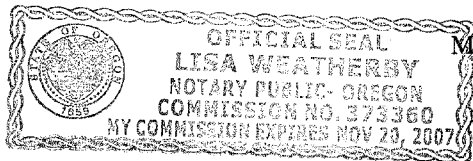
Dated this 14 day of September, 2006

KRISTI STAPLETON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 14, 2006 by KRISTI STAPLETON.

(Notary Public for Oregon)



My commission expires 11/20/07