

MTC 76717-LW

THIS SPACE RE:

2006-019125

Klamath County, Oregon



00004476200600191250010015

09/22/2006 03:17:42 PM

Fee: \$21.00

After recording return to:

ERIC R. WYMAN

16429 BATES ROAD

SUNRIVER, OR 97707

Bund

Until a change is requested all tax statements shall be sent to

The following address:

ERIC R. WYMAN

16429 BATES ROAD

SUNRIVER, OR 97707

Bund

Escrow No.

MT76717-LW

Title No.

0076717

SWD

STATUTORY WARRANTY DEED

KANDEDA RICHARDS, Grantor(s) hereby convey and warrant to ERIC R. WYMAN and RAMONA R. WYMAN, 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:

Lots 15 and 16 in Block 10, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3612-002A0-04900-000

Key No: 356126

Tax Account No: 3612-002A0-05000-000

Key No: 356117

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 \$17,500.00.

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 22 day of September 2006

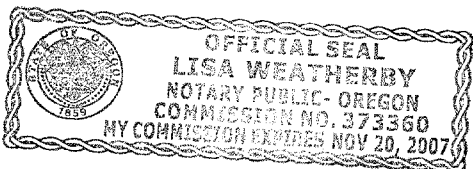
Kandeda Richards
KANDEDA RICHARDS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 22, 2006 by KANDEDA RICHARDS.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



21.00