

2006-019216

Klamath County, Oregon



00004587200600192160020025

09/25/2006 03:30:26 PM

Fee: \$26.00



After recording return to:
Christa M. Runnels and Christopher
M. Runnels

101 Nevada St.
Klamath Falls, OR.

Until a change is requested all tax statements
shall be sent to the following address:
Christa M. Runnels and Christopher M.
Runnels
Address as shown above.

File No.: 7021-886213 (MTA)

Date: September 21, 2006

THIS SPACE

STATUTORY WARRANTY DEED

Clay Bauman, Grantor, conveys and warrants to **Christa M. Runnels and Christopher M. Runnels, wife and husband**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 15, EXCEPT THE WESTERLY 13 FEET THEREOF AND ALL OF LOT 16 IN BLOCK 52, BUENA VISTA 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.

Subject to:


1. The **2006-'07** 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 **\$158,500.00**. (Here comply with requirements of ORS 93.030)

26-F

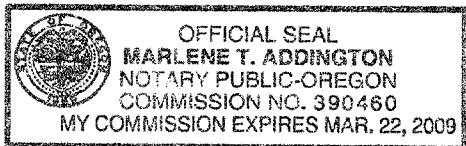
OR
(R) BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING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

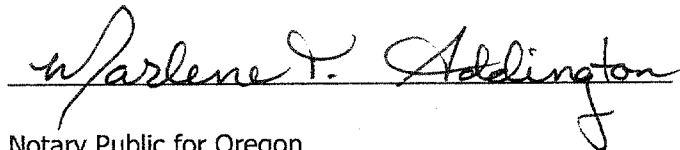
Dated this 21st day of September, 2006.


Clay Bauman

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21st day of September, 2006
by **Clay Bauman**.





Notary Public for Oregon
My commission expires: March 22, 2009