



2006-019404
Klamath County, Oregon



09/26/2006 03:54:49 PM

Fee: \$26.00

THIS SPACE RES

After recording return to:

Sean R. Broker

5202 Villa Drive

Klamath Falls, OR 97603

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

Sean R. Broker

5202 Villa Drive

Klamath Falls, OR 97603

Escrow No.
SWD-EM

MT72940-KR

MT72940KR

STATUTORY WARRANTY DEED

Thane A. Cleland, Grantor(s) hereby convey and warrant to **Sean R. Broker and Janae J. Broker, 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 7 of Tract 1454 - VILLA PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011DC-12600-000

Key No: 892283

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 **\$323,523.00**.

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.

2600

Dated this 20th day of SEPT., 2006.

Thane A. Cleland
Thane A. Cleland

State of Oregon
County of Clackamas

This instrument was acknowledged before me on Sept 20, 2006 by Thane A. Cleland.

Susan Bozeman
(Notary Public for Oregon)

My commission expires 10-15-07

