



THIS SPACE RES.

2006-019480  
Klamath County, Oregon



09/27/2006 03:45:06 PM

Fee: \$21.00

After recording return to:

BEVERLY WALTERS

P.O. BOX T

Klamath Falls, OR 97601

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

BEVERLY WALTERS

P.O. BOX T

Klamath Falls, OR 97601

Escrow No. MT76965-LW

Title No. 0076965

SWD

MTCT109105LW

### STATUTORY WARRANTY DEED

**JEANNE B. SIPOREN**, Grantor(s) hereby convey and warrant to **BEVERLY WALTERS**, 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 16, Block 3, Tract 1065, IRISH BEND**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**TOGETHER WITH** an undivided 1/90<sup>th</sup> interest in and to Lot 12, Block 4, **TRACT NO. 1065, IRISH BEND**.

Tax Account No: 3507-020BA-01800-000


Key No: 247502

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 **\$60,000.00**.

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.

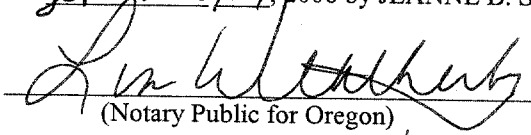
Dated this 27 day of Sept, 2006.

  
JEANNE B. SIPOREN

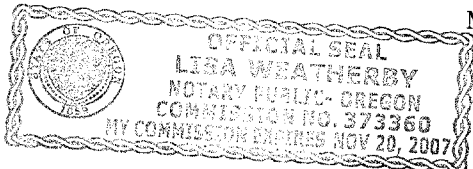
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on September 27, 2006 by JEANNE B. SIPOREN.

  
(Notary Public for Oregon)

My commission expires 11/20/07



2700