



THIS SPACE RESE

2006-019523

Klamath County, Oregon



09/28/2006 11:20:13 AM

Fee: \$21.00

After recording return to:

LAREA BIRT

1726 PINE GROVE RD

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

LAREA BIRT

1726 PINE GROVE RD

KLAMATH FALLS, OR 97603

Escrow No. MT76956-LW

Title No. 0076956

SWD

MT76956-LW

STATUTORY WARRANTY DEED

JOHN CARR and LISA CARR, as tenants by the entirety, Grantor(s) hereby convey and warrant to **LAREA BIRT and JERRY BIRT, 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 91, FOURTH ADDITION TO HARBOR ISLES, TRACT 1347, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019BD-00500-000

Key No: 886069

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 **\$94,000.00**.

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 26th day of September, 2006.



JOHN CARR



LISA CARR

STATE OF CALIFORNIA

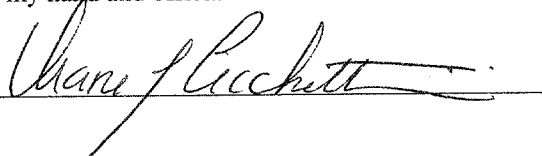
SS.

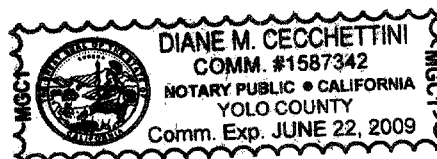
COUNTY OF Yolo

On September 26, 2006 before me, Diane M Cecchetti, Notary Public personally appeared JOHN CARR and LISA CARR personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature





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