

2006-019661

Klamath County, Oregon



09/29/2006 11:45:05 AM

Fee: \$21.00

After recording return to:	
Jenni L. Warner	
5673 American Avenue	_
Klamath Falls, OR 97603	
Until a change is requested all tax statements shall be sent to The following address:	
Jenni L. Warner	
5673 American Avenue	
Klamath Falls, OR 97603	
Escrow No. MT76462-SH	_

Title No.

0076462

SWD

STATUTORY WARRANTY DEED

Michael A. Curry, Grantor(s) hereby convey and warrant to Jenni L. Warner, 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 12 in Block 1 of TRACT NO. 1096 AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014DA-00200-000

Key No: 574765

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 \$180,250.00.

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.

Michael A. Curry

State of Oregon County of KLAMATH

This instrument was acknowledged before me on

OFFICIAL SEAL STACY M HOWARD

MOTARY PUBLIC- OREGON COMMISSION NO. 374849 MNISSION EXPIRES NOV 18, 2007

My commission expires_

y Public for Or