



THIS SPACE RI

2006-019713

Klamath County, Oregon



09/29/2006 03:41:33 PM

Fee: \$21.00

After recording return to:

Kevin R. McCord

2240 Eberlein Avenue

Klamath Falls, OR 97601

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

Kevin R. McCord

2240 Eberlein Avenue

Klamath Falls, OR 97601

Escrow No. MT76567-MS

Title No. 0076567

SWD

MT76567 MS

### STATUTORY WARRANTY DEED

**Robert M. Carlson and Virginia L. Carlson, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Kevin R. McCord and Gail E. McCord, 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 3, Block 215, MILLS SECOND 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.

Tax Account No: 3809-033DC-00300-000

Key No: 632523

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 **\$137,000.00**.

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.

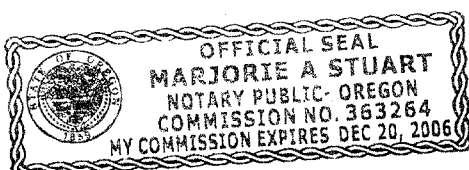
Dated this 27th day of Sep, 2006

Robert M. Carlson  
Robert M. Carlson

Virginia L. Carlson  
Virginia L. Carlson

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 9/27, 2006 by Robert M. Carlson and Virginia L. Carlson.



Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12/20/06

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