

2006-019737
Klamath County, Oregon



After recording return to:
Chad M. Quirk
7340 Ruth Dr
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Chad M. Quirk
7340 Ruth Dr
Klamath Falls, OR 97603

File No.: 7021-893912 (MTA)
Date: September 28, 2006

THIS SF



09/29/2006 03:59:28 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Kathleen Clancy Long, Grantor, conveys and warrants to **Chad M. Quirk**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 5, TRCT 1288, SAGE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$215,800.00**. (Here comply with requirements of ORS 93.030)

26-F


APN: 885310

Statutory Warranty Deed
- continued

File No.: **7021-893912 (MTA)**
Date: **09/28/2006**

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 29th day of September, 2006.


Kathleen Clancy Long

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29th day of September, 2006
by **Kathleen Clancy Long**.

W. Berne L. Aldington

Notary Public for Oregon

My commission expires: 3-22-2009

