

2006-019740  
Klamath County, Oregon



00005188200600197400020024

10/02/2006 08:41:28 AM

Fee: \$26.00



After recording return to:  
Todd Dirk  
31984 Price St  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Todd Dirk  
31984 Price St  
Bonanza, OR 97623

File No.: 7021-893247 (MTA)  
Date: September 28, 2006

THIS SP

### STATUTORY WARRANTY DEED

**David Buffington**, Grantor, conveys and warrants to **Todd Dirk**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOTS 1 AND 2 AND THE NORTH 1/2 OF LOT 3 BLOCK 3, ORIGINAL TOWN OF BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. The 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 **\$190,000.00**. (Here comply with requirements of ORS 93.030)

210-F

APN: 607472

Statutory Warranty Deed  
- continued

File No.: 7021-893247 (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 29<sup>th</sup> day of September, 2006.

David Buffington  
David Buffington

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 29<sup>th</sup> day of September, 2006  
by **David Buffington**.

Marlene T. Addington  
Notary Public for Oregon  
My commission expires: 3-22-2009

