



THIS SPACE RES

2006-019991
Klamath County, Oregon



10/04/2006 11:39:53 AM

Fee: \$21.00

After recording return to:

Steven H. Caldwell
1620 Edgevale Ave
Medford, OR 97504

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

Steven H. Caldwell
1620 Edgevale Ave
Medford, OR 97504

Escrow No. MT76649-MS
Title No. 0076649

SWD

MT76649MS

STATUTORY WARRANTY DEED

Richard D. Blackard and Sandra L. Blackard, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Steven H. Caldwell and Linda D. Caldwell, 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 12, Block 6, MOUNTAIN LAKE HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No: 3606-017C0-00500-000 Key No: 319701 Including a 1971 FLTWD mobile home, plate #X065905

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 **\$100,000.00**.

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.

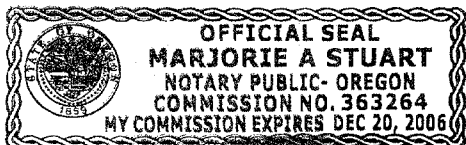
Dated this 29th day of Sep, 2006

Richard D. Blackard
Richard D. Blackard

By Sandra L. Blackard
Sandra L. Blackard, his attorney in fact
Sandra L. Blackard
Sandra L. Blackard

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9/29, 2006 by Sandra L. Blackard, individually and as attorney in fact for Richard D. Blackard.



Marjorie A. Stuart
(Notary Public for Oregon)
My commission expires 12/20/06

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