



2006-020110

Klamath County, Oregon

THIS SPACE RES



10/05/2006 03:32:38 PM

Fee: \$31.00

After recording return to:

Jeremy M. Ricker

1779 Fargo St.

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Jeremy M. Ricker

1779 Fargo St.

Klamath Falls, OR 97603

Escrow No.

MT76648-KR

SWD-EM

MT76648 KR

### STATUTORY WARRANTY DEED

**Stephen L. Williams and Margaret A. Williams, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Jeremy M. Ricker**, 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:

Lots 11 and 12 in Block 13 of DIXON 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: 3809-028DC-09600-000

Key No: 375588

Tax Account No: 3809-028DC-09700-000

Key No: 375597

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 **\$144,320.00**.

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.

3100

Dated this 27<sup>th</sup> day of Sept, 2006

Stephen L. Williams

Margaret A. Williams  
Margaret A. Williams

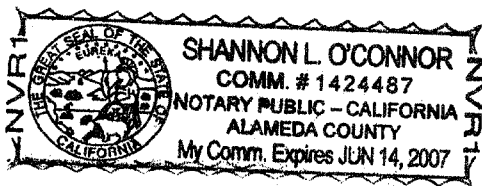
STATE OF CALIFORNIA

COUNTY OF Alameda<sup>ss.</sup>

On September 27<sup>th</sup>, 2006 before me, Shannon L. O'Connor, notary public, personally appeared Margaret A. Williams personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Shannon L. O'Connor



Statutory Warranty Deed

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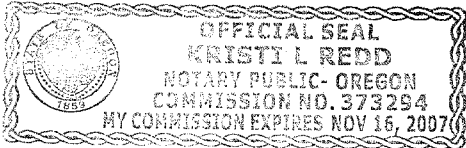
Dated this 29<sup>th</sup> day of September, 2006

Stephen L. Williams  
Stephen L. Williams

\_\_\_\_\_  
Margaret A. Williams

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Sept 29, 2006 by Stephen L. Williams.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007