



2006-020165

Klamath County, Oregon



00005681200600201650010016

After recording return to:

STEVE SWADER

P.O. Box 994
 Chiloquin, OR 97624

10/06/2006 12:10:02 PM

Fee: \$21.00

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

STEVE SWADER

P.O. Box 994
 Chiloquin, OR 97624

Escrow No. MT76580-LW

Title No. 0076580

SWD

MT76580-LW

STATUTORY WARRANTY DEED

GUY A. BONY, Grantor(s) hereby convey and warrant to **STEVE SWADER and DELLA MUNSTERMAN** not as tenants in common, but with right of survivorship, 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 1, Block 6, FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3407-034DA-03400-000

Key No: 203700

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 **\$62,500.00**.

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 03 day of October, 2006

Guy A. Bony
 GUY A. BONY

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on October 3, 2006 by GUY A. BONY.

Lisa Weatherby
 (Notary Public for Oregon)

My commission expires 11/20/07

