

2006-020204

Klamath County, Oregon



00005725200600202040020028



After recording return to:
Cyndee Smith
5356 Villa Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Cyndee Smith
5356 Villa Drive
Klamath Falls, OR 97603

File No.: 7061-914062 (MSR)
Date: October 05, 2006

THIS SPACE

10/06/2006 03:51:04 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Thane Cleland, Grantor, conveys and warrants to **Cyndee Smith**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 16 OF TRACT 1454 - VILLA PLACE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. 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 **\$285,000.00**. (Here comply with requirements of ORS 93.030)

26-F

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 5th day of October, 2006.

Thane Cleland
Thane Cleland

STATE OF Oregon)
County of Clackamas)ss.

This instrument was acknowledged before me on this 5th day of October, 2006 by **Thane Cleland**.

A Cox
Notary Public for Oregon
My commission expires: 12-3-2009

