

Title No.

SWD

2006-020401 Klamath County, Oregon



10/11/2006 11:22:18 AM

Fee: \$21.00

After recording return to:	
Heath Sandoe	
5676 Delaware Avenue	
Klamath Falls, OR 97603	
Until a change is requested all tax statements shall be sent to The following address:	
Heath Sandoe	
5676 Delaware Avenue	
Klamath Falls, OR 97603	
Feerow No. MT76877-SH	

0076877

## STATUTORY WARRANTY DEED

Jerry A. Bach and Elenette M. Bach, as tenants by the entirety, Grantor(s) hereby convey and warrant to Heath Sandoe, 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 68 of CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002DD-07500-000

Key No: 523696

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:

The true and actual consideration for this conveyance is \$141,000.00.

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 10 day of Eclobor, 2006

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OFFICIAL SE

Elenette M. Bach

State of Oregon County of KLAMATH

This instrument was acknowledged before me on 10, 2006 by Jerry A. Bach and Elenette M. Bach.

STACY M HOWARD
HOTARY PUBLIC- OREGON
COMMISSION NO. 374849
MISSION EXPIRES NOV 18, 20076

(Notary Public for Oregon)

My commission expires Nov 18, 200

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