



THIS SPACE RESI

2006-020405  
Klamath County, Oregon



10/11/2006 11:26:18 AM

Fee: \$26.00

After recording return to:

Howard Wakefield, Jr.

362 Sonora Drive

Camarillo, CA 93010

Until a change is requested all

tax statements shall be sent to

The following address:

Howard Wakefield, Jr.

362 Sonora Drive

Camarillo, CA 93010

Escrow No. MT76415-MS

Title No. 0076415

SWD

MT76415 MS

### STATUTORY WARRANTY DEED

**Paul M. Richards and Bonnie E. Richards, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Howard Wakefield, Jr. and Patricia C. Wakefield, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$339,000.00**.

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 10th day of Oct, 2006.

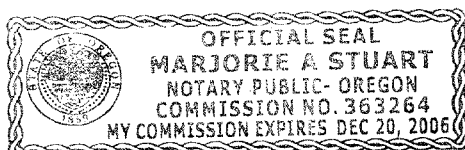
Paul M. Richards

Bonnie E. Richards

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 10/10, 2006 by Paul M. Richards and Bonnie E. Richards.



(Notary Public for Oregon)

My commission expires 12/20/06

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210

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Unit C of Building #2, State XI, Plat of Tract 1271, SHEILD CREST CONDOMINIUMS, being a portion of Lot 11, Block 4 of Tract 1257 – Resubdivision of a portion of the FIRST ADDITION TO SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that interest in common areas as disclosed by Declaration of Shield Crest Condominiums recorded April 23, 1991, and Supplemented by Supplemental Declaration.

Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, and in Easement recorded May 23, 1990, in Volume M90, page 9828, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3910-008B0-91011-000

Key No: 891440