



THIS SPACE RES

2006-020550

Klamath County, Oregon



10/12/2006 11:56:15 AM

Fee: \$21.00

After recording return to:

Robert G. Hills, Sr.

2024 Van Camp Street

Klamath Falls, OR 97601

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

Robert G. Hills, Sr.

2024 Van Camp Street

Klamath Falls, OR 97601

Escrow No. MT76426-DS

Title No. 0076426

SWD

MT76426-DS

### STATUTORY WARRANTY DEED

**Pierre M. LeMoine and Juanita M. LeMoine, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Robert G. Hills, Sr. and Betty J. Hills, 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:

Lot 1 and that portion of Lot 2 lying East of the State Highway right-of-way line, in Block 22 NORTH KLAMATH FALLS, IN 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: 3809-029BB-09200-000

Key No: 185025

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 \$ Fulfillment of Owner's Sale Agreement recorded August 5, 2005, Vol. M05, page 61288.

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 30th day of Aug., 2006.

Pierre M. LeMoine  
Pierre M. LeMoine

Juanita M. LeMoine  
Juanita M. LeMoine

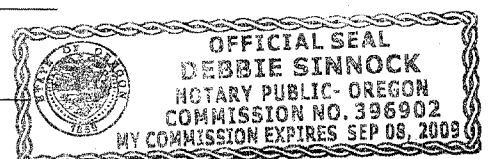
State of Oregon  
County of Klamath

This instrument was acknowledged before me on 8-30, 2006 by Pierre M. LeMoine and Juanita M. LeMoine.



Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 2-8-09



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