



THIS SPACE RES

2006-020665

Klamath County, Oregon



10/13/2006 03:40:32 PM

Fee: \$21.00

After recording return to:

TIM POWERS

PO BOX 167

NEW CASTLE, UT 84756

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

TIM POWERS

PO BOX 167

NEW CASTLE, UT 84756

Escrow No. MT77103-MS

Title No. 0077103

SWD

MTC 77103 MS

### STATUTORY WARRANTY DEED

**MEDFORD PROPERTY MANAGEMENT, INC., an Oregon Corporation**, Grantor(s) hereby convey and warrant to **TIM POWERS and DEBBIE POWERS-YOUNG, 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:

The Easterly 40 feet of Lot 11 and 12 in Block 61 LAKEVIEW ADDITION TO 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: 3809-029BA-03600-000

Key No: 185472

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.

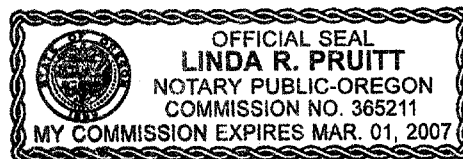
The true and actual consideration for this conveyance is **\$47,000.00**.

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 4 day of Oct 2006.

MEDFORD PROPERTY MANAGEMENT, INC.

BY: William W. Reen, President  
WILLIAM REEN, PRESIDENT



State of Oregon

County of **KLAMATH** Jackson

This instrument was acknowledged before me on Oct. 4, 2006 by WILLIAM REEN AS PRESIDENT FOR MEDFORD PROPERTY MANAGEMENT, INC..

Linda R. Pruitt  
(Notary Public for Oregon)

My commission expires 3-1-07

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