



THIS SPACE RES

2006-020965

Klamath County, Oregon



10/18/2006 03:35:17 PM

Fee: \$26.00

After recording return to:

Daniel W. Graham

3919 Monrovia Way

Klamath Falls, OR 97601

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

Daniel W. Graham

3919 Monrovia Way

Klamath Falls, OR 97601

Escrow No. MT76934-MS

Title No. 0076934

SWD

MT76934<sup>MS</sup>

### STATUTORY WARRANTY DEED

**Russell K. Ovgard and Elizabeth K. Ovgard, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Daniel W. Graham and Tracie R. Graham, 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 **\$93,000.00**.

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.

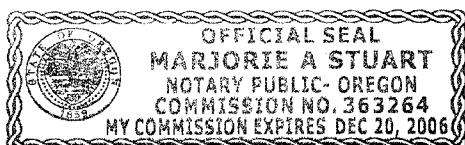
Dated this 13<sup>th</sup> day of Oct, 2006.

Russell K. Ovgard

Elizabeth K. Ovgard

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 10/13, 2006 by Russell K. Ovgard and Elizabeth K. Ovgard.



(Notary Public for Oregon)

My commission expires 12/20/06

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

Parcel 2 of Land Partition 47-05, said Land Partition being a replat of Parcel 2 of Land Partition 3-04, said Land Partition being situated in the S1/2 NW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for ingress, egress and utilities over, under and across the East 15 feet of Parcel 1 of said Land Partition 3-04.

Tax Account No: 3910-007BC-01701-000

Key No: 890547