



THIS SPACE RESE

2006-021039

Klamath County, Oregon



10/19/2006 03:33:48 PM

Fee: \$26.00

After recording return to:

Tyrone A. Nichols

10464 Mc Guire Ave

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Tyrone A. Nichols

10464 Mc Guire Ave

Klamath Falls, OR 97603

Escrow No. MT76994-SH

Title No. 0076994

SWD

MT76994-SH

STATUTORY WARRANTY DEED

James L. Sharp and Rose M. Sharp, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Tyrone A. Nichols and Caroline L. Lee, as tenants in common**, 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:

Unit 10464 (McGuire Avenue), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS STAGE 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-90042-000

Key No: 883604

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 **\$127,000.00**.

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 16 day of Oct, 2006

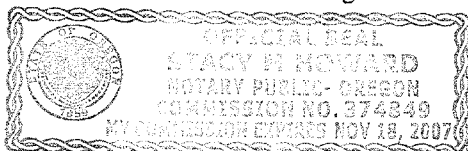
James L. Sharp
James L. Sharp

Rose M. Sharp
Rose M. Sharp

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Oct 16, 2006 by James L. Sharp and Rose M. Sharp.



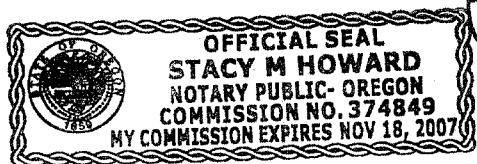
Stacy H. Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2007

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State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 17, 2006 by James L. Sharp.



Stacy M Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2007

Unofficial
Copy