

2006-021657

Klamath County, Oregon



THIS SPAC



10/27/2006 03:17:30 PM

Fee: \$26.00

After recording return to:
Vicki and Ronald Powley

2305 Linda Vista
Klamath Falls, OR
97601

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

File No.: 7021-912075 (MTA)

Date: October 26, 2006

STATUTORY WARRANTY DEED

Herbert Swain and Dorothy Swain, Grantor, conveys and warrants to **Vicki J. Powley and Ronald L. Powley, as husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 24 OF SUMMERS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$140,000.00**. (Here comply with requirements of ORS 93.030)

26.-F

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 26 day of Oct., 2006

[Handwritten signature]

Herbert Swain

Sorathy Swain

Dorothy Swain

STATE OF Oregon)
)ss.
County of Klamath)

County of Klamath)
This instrument was acknowledged before me on this 20 day of Oct., 2006
by **Herbert Swain and Dorothy Swain.**

Collins

Stacy Collins
Notary Public for Oregon
My commission expires: 08-02-07

