



THIS SPACE RES

2006-021750
Klamath County, Oregon



10/30/2006 03:19:07 PM

Fee: \$21.00

After recording return to:

James A. Cowie

2591 Jackson

Riverside, CA 92503

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

James A. Cowie

2591 Jackson

Riverside, CA 92503

Escrow No. MT76617-KR

Title No. 0076617

SWD

MT76617 KR

STATUTORY WARRANTY DEED

Rick D. Henry, Grantor(s) hereby convey and warrant to **James A. Cowie**, 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, Block 28, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4008-006BB-01800-000

Key No: 622516

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 **\$246,000.00**.

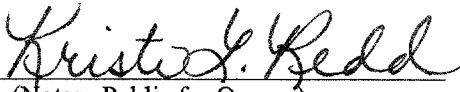
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 9th day of October, 2006.


Rick D. Henry

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct. 9, 2006 by Rick D. Henry.


(Notary Public for Oregon)



My commission expires 11/16/2007

200