

MTC 77229-MS



2006-022673  
Klamath County, Oregon

THIS SPACE RE



11/13/2006 03:57:34 PM Fee: \$31.00

After recording return to:

Eric Johnson  
1403 Red Bud Drive  
Klamath Falls, OR 97601

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

Eric Johnson  
1403 Red Bud Drive  
Klamath Falls, OR 97601

Escrow No. MT77229-MS  
SWD-EM

STATUTORY WARRANTY DEED

**Michael Menefee and Marsha Menefee, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Eric Johnson and Angela L. Johnson, 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:

Lot 57 of the WOODLANDS PHASE 1 TRACT NO. 1416, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


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 **\$225,000.00**.

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.

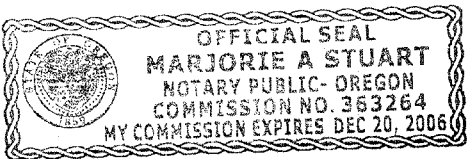
31.00

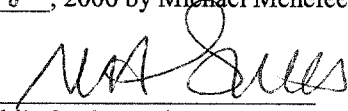
Dated this 8th day of November, 2006.

  
Michael Menefee

State of Oregon  
County of Klamath

This instrument was acknowledged before me on 11-8, 2006 by Michael Menefee.



  
(Notary Public for Oregon)

My commission expires 12/20/06

Dated this 8th day of November, 2006.

Michael Menefee Marsha Menefee  
Michael Menefee Marsha Menefee

State of Oregon

County of ~~Klamath~~ Jackson

This instrument was acknowledged before me on 11/8/06, 2006 by Michael Menefee Marsha Menefee



Joanna Kessler  
(Notary Public for Oregon)  
My commission expires 8/31/08