



THIS SPACE RESE

2006-022752

Klamath County, Oregon



11/14/2006 11:39:24 AM

Fee: \$21.00

After recording return to:

Pat Fleckner
5608 Brant Dr.
Bonanza, OR 97623

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

Pat Fleckner
5608 Brant Dr.
Bonanza, OR 97623

Escrow No. MT77182-DS
Title No. 0077182

SWD

MT77182 DS

STATUTORY WARRANTY DEED

Daniel L. Smith, Grantor(s) hereby convey and warrant to **Pat Fleckner and William Fleckner, 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 20 in Block 42 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, 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 **\$200,000.00**.

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 13th day of Nov., 2006.

Daniel L. Smith
Daniel L. Smith

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11-13-, 2006 by Daniel L. Smith.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

