

MTC 77565-TM



THIS SPACE RESE

2006-022802

Klamath County, Oregon



11/14/2006 03:33:37 PM

Fee: \$21.00

After recording return to:

AARON J. MIXELL

5161 COTTAGE AVENUE

KLAMATH FALLS, OR 97603

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

AARON J. MIXELL

5161 COTTAGE AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT77565-TM

Title No. 0077565

STATUTORY WARRANTY DEED

WILLIAM D. MC DOWELL and TAMARA J. MC DOWELL, as tenants by the entirety, Grantor(s) hereby convey and warrant to **AARON J. MIXELL and DEANNA S. MIXELL, 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:

Tract 145 of PLEASANT HOME TRACTS 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 **\$170,000.00**.

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 9 day of November, 2006

WILLIAM D. MC DOWELL

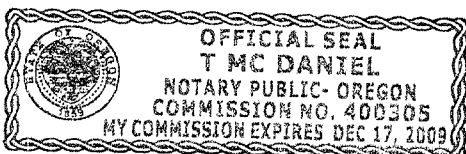
TAMARA J. MC DOWELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov 9, 2006 by WILLIAM D. MC DOWELL and TAMARA J. MC DOWELL.

(Notary Public for Oregon)

My commission expires 12/17/09



21.00