



After recording return to:
Ryan Badker and Jamie Badker
2177 Jeffrey Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Ryan Badker and Jamie Badker
2177 Jeffrey Lane
Klamath Falls, OR 97603

File No.: 7021-912580 (MTA)
Date: October 16, 2006

2006-023164

Klamath County, Oregon



11/17/2006 03:39:56 PM

Fee: \$31.00

THIS SPACE

STATUTORY WARRANTY DEED

Michael Menefee and Marsha Menefee as tenants by the entirety, Grantor, conveys and warrants to **Ryan Badker and Jamie Badker as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 36 TRACT 1378 PLEASANT VISTA-STAGE 2, 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 **\$239,900.00**. (Here comply with requirements of ORS 93.030)

RB JB

31-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 15 day of Nov, 2006

Michael Menefee

Marsha Menefee

STATE OF Oregon)

County of Klamath)

)ss.

This instrument was acknowledged before me on this 15 day of Nov, 2006
by **Michael Menefee and ~~Marsha Menefee~~**

Notary Public for Oregon

My commission expires: 8-2-07



APN: 892450

Statutory Warranty Deed
- continued

File No.: 7021-912580 (MTA)
Date: 10/16/2006

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.

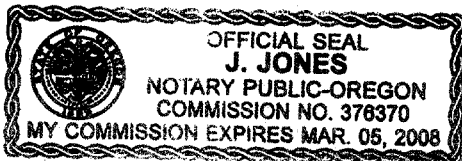
Dated this 16 day of Nov, 2006

Michael Menefee

Marsha Menefee
Marsha Menefee

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 15 day of November, 2006
by ~~Michael Menefee~~ and Marsha Menefee.



[Signature]
Notary Public for Oregon
My commission expires: 03-05-08