

2006-023228

Klamath County, Oregon



00009249200600232280020023

11/20/2006 03:03:14 PM

Fee: \$26.00



After recording return to:  
Bruce A. Drum  
4974 Mathers Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Bruce A. Drum  
4974 Mathers Street  
Klamath Falls, OR 97601

File No.: 7021-900637 (DMC)  
Date: September 30, 2006

THIS SP

### STATUTORY WARRANTY DEED

**Maurice J. O'Connor and Winona M. O'Connor as tenants by the entirety**, Grantor, conveys and warrants to **Bruce A. Drum**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**THE NORTHERLY 10 FEET OF LOT 12 AND ALL OF LOTS 13, 14, 15 AND 16 IN BLOCK 27 OF WEST KLAMATH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

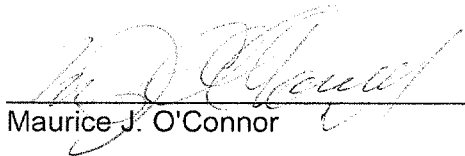
1. The **2006-2007** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

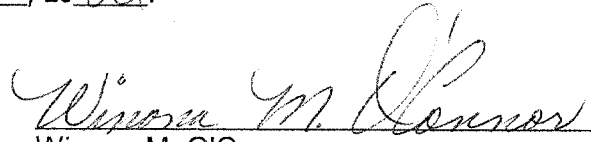
The true consideration for this conveyance is **\$149,000.00**. (Here comply with requirements of ORS 93.030)

26-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.

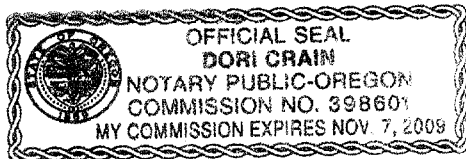
Dated this 17 day of November, 2006.

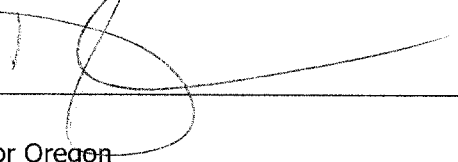
  
Maurice J. O'Connor

  
Winona M. O'Connor

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 17 day of November, 2006  
by **Maurice J. O'Connor and Winona M. O'Connor**.



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009