

MTC 77611-DS

THIS SPACE RES:

2006-023891

Klamath County, Oregon



11/30/2006 03:27:02 PM

Fee: \$21.00

After recording return to:

Ben J. Mitchell

5452 North Hills Drive

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Ben J. Mitchell

same as above

Escrow No. MT77611-DS

Title No. 0077611

SWD

STATUTORY WARRANTY DEED

Heidi Hesseldahl, who acquired title as Heidi L. Brown, Grantor(s) hereby convey and warrant to **Ben J. Mitchell**, 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 10 in Block 17 of Tract No. 1176 a re-subdivision of Block 17, BUENA VISTA ADDITION to the City of Klamath Falls, 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 **\$176,500.00**.

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 30 day of NOVEMBER, 2006.

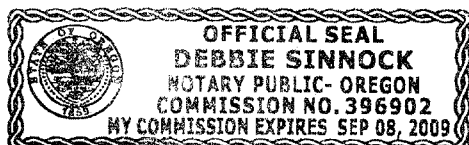
Heidi Hesseldahl
Heidi Hesseldahl

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11-30, 2006 by Heidi Hesseldahl.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09



21.00