

2006-023963

Klamath County, Oregon



00010117200600239630020022



After recording return to:
Alfred E. Voegels and Michelle K.
Voegels

*1042 Newcastle Ave
Klamath Falls, Or 97601*

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

Alfred E. Voegels and Michelle K.
Voegels
Address as shown above.

File No.: 7021-885989 (DMC)

Date: September 10, 2006

THIS S

12/01/2006 03:07:01 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Jeffry R. Plankenhorn, Grantor, conveys and warrants to **Alfred E. Voegels and Michelle K. Voegels as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 24 IN BLOCK 5, TRACT NO. 1145, NOB HILL, A RESUBDIVISION OF PORTIONS OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:


1. The **2006-'07** 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 **\$85,000.00**. (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 30 day of November, 2006.


Jeffrey R. Plankenhorn

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 30 day of November, 2006
by **Jeffrey R. Plankenhorn**.

Notary Public for Oregon
My commission expires: March 22, 2009

