

2006-024225

Klamath County, Oregon



THIS SPACE



12/06/2006 03:31:05 PM

Fee: \$26.00

After recording return to:
Robert D. James and Carmen P.
James
5226 Villa Dr
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Robert D. James and Carmen P. James
5226 Villa Dr
Klamath Falls, OR 97603

File No.: 7061-932944 (MSR)
Date: November 02, 2006

STATUTORY WARRANTY DEED

Thane A. Cleland, Grantor, conveys and warrants to **Robert D. James and Carmen P. James as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 11 OF TRACT 1454-VILLA PLACE, 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 **\$309,500.00**. (Here comply with requirements of ORS 93.030)

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.

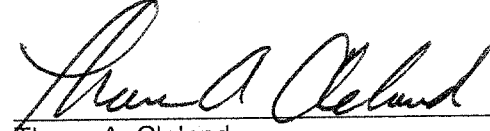
Dated this 29 day of November, 2006.

26-F

APN: R892289

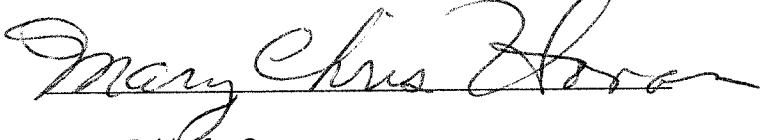
Statutory Warranty Deed
- continued

File No.: 7061-932944 (MSR)
Date: 11/02/2006


Thane A. Cleland

STATE OF Oregon)
County of *Clackamas*)ss.
County of *Klamath*)

This instrument was acknowledged before me on this 29 day of Nov, 2006
by **Thane A. Cleland**.



Notary Public for Oregon
My commission expires: 2-1-08

