

THIS SPACE RES

2006-024279

Klamath County, Oregon



MT77564 LW

After recording return to:

CHARLES BRANNAN

1022 APPLEWOOD

KLAMATH FALLS, OR 97601



12/07/2006 03:24:39 PM

Fee: \$21.00

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

CHARLES BRANNAN

1022 APPLEWOOD

KLAMATH FALLS, OR 97601

Escrow No. MT77564-MS

Title No. 0077564

SWD

### STATUTORY WARRANTY DEED

**MARILYN C. BECHEN, WHO ACQUIRED TITLE AS MARILYN C. LUND**, Grantor(s) hereby convey and warrant to **CHARLES BRANNAN and LINDA BRANNAN, as tenants by the entirety**, 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 19, KENNICOTT COUNTRY ESTATES, 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 **\$141,800.00**.

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 5 day of December, 06.

Marilyn C. Bechen  
MARILYN C. BECHEN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 5, 2006 by MARILYN C. BECHEN.

Lisa Weatherly  
(Notary Public for Oregon)

My commission expires 11/20/07

