

THIS SPACE RESE

2006-024337

Klamath County, Oregon



12/08/2006 10:34:01 AM

Fee: \$21.00

MT77316TM

After recording return to:

ROBERT W. CLARK

722 ROSEWAY DRIVE

KLAMATH FALLS, OR 97601

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

ROBERT W. CLARK

722 ROSEWAY DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT77316-TM

Title No. 0077316

SWD

### STATUTORY WARRANTY DEED

JAMES C. MC CLELLAN, Grantor(s) hereby convey and warrant to **ROBERT W. CLARK and WENDY R. CLARK, 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 4 and the Northerly 30 feet of Lot 5, Block 23, 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 **\$209,000.00**.

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

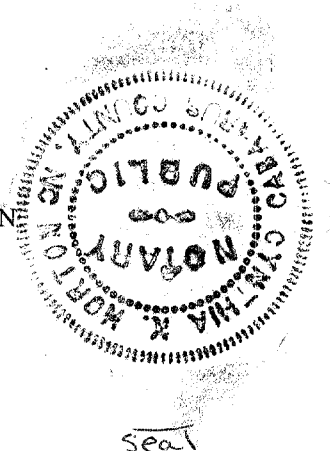
JAMES C. MC CLELLAN

State of ~~Oregon~~ North Carolina  
County of ~~KLAMATH~~ Cabarrus

This instrument was acknowledged before me on Nov. 30<sup>th</sup>, 2006 by JAMES C. MC CLELLAN

(Notary Public for Oregon)

My commission expires 10/27/2009



seat