



THIS SPACE R

2006-024504

Klamath County, Oregon



12/11/2006 03:31:58 PM

Fee: \$21.00

MTCTT640LW

After recording return to:

LAWRENCE E. ATKINS

1141 GRAND OAKS GLEN

MARIETTA, GA 30064

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

LAWRENCE E. ATKINS

1141 GRAND OAKS GLEN

MARIETTA, GA 30064

Escrow No. MT77340-LW

Title No. 0077340

SWD

STATUTORY WARRANTY DEED

DAVID W. LOWNEY, Grantor(s) hereby convey and warrant to **LAWRENCE E. ATKINS and PAULA L. ATKINS, 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 1187, RUNNING Y RESORT, PHASE 13, TRACT 1429, 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 **\$285,000.00**.

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 13 day of NOVEMBER, 2006

David W. Lowney
DAVID W. LOWNEY

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on November 13, 2006 by DAVID W. LOWNEY.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

