

THIS SPACE RE

2006-024508

Klamath County, Oregon



00010740200600245080010012

12/11/2006 03:35:48 PM

Fee: \$21.00

MTCTH496 DS

After recording return to:

Andrew C. Lakey

10721 Vincent Dr.

Klamath Falls, OR 97603

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

Andrew C. Lakey

10721 Vincent Dr.

Klamath Falls, OR 97603

Escrow No. MT77496-DS

Title No. 0077496

SWD

STATUTORY WARRANTY DEED

Timothy J. Hutchison, Grantor(s) hereby convey and warrant to **Andrew C. Lakey and Celeste D. Lakey, 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:

Unit 10721 (Vincent Drive), Tract 1365 - FALCON HEIGHTS CONDOMINIUMS STAGE 2, 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 **\$131,000.00**.

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 6 day of December, 2006.

Timothy J. Hutchison

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-6-, 2006 by Timothy J. Hutchison.

(Notary Public for Oregon)

My commission expires 9-8-09

