

2006-024578  
Klamath County, Oregon



After recording return to:  
Cyrus A. Fitton and Ronda Fitton  
63561 Gentry Loop  
Bend, OR 97701-9747

Until a change is requested all tax statements  
shall be sent to the following address:  
Cyrus A. Fitton and Ronda Fitton  
63561 Gentry Loop  
Bend, OR 97701-9747

File No.: 7021-843903 (DMC)  
Date: July 21, 2006

THIS SPACE



12/12/2006 11:21:52 AM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Kellstrom Properties, L.L.C., an Oregon limited liability company**, Grantor, conveys and warrants to **Cyrus A. Fitton and Ronda Fitton as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOTS 9, 10, 11, 12 AND 13 BLOCK 9 OF RAILROAD 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.**

**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.

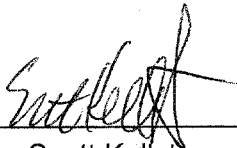
The true consideration for this conveyance is **\$295,000.00**. (Here comply with requirements of ORS 93.030)

26-F

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 11 day of Dec., 2006.

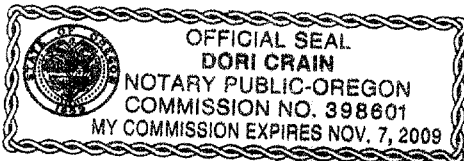
Kellstrom Properties, L.L.C., an Oregon limited liability company

  
By: Scott Kellstrom, Registered Agent

  
By: Todd Kellstrom, Registered Agent

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 11 day of December, 2006 by Scott Kellstrom and Todd Kellstrom as Registered Agents of Kellstrom Properties, L.L.C., an Oregon Limited Liability Company, on behalf of the Limited Liability Company.



\_\_\_\_\_  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009