

2006-024713

Klamath County, Oregon

THIS SPACE RESERV



MTC 77244

After recording return to:

Sterling B. Suddarth

9538 Apple Harvest Place

Martinsburg, WV 25403



00010964200600247130010017

12/13/2006 03:32:01 PM

Fee: \$21.00

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

Sterling B. Suddarth

9538 Apple Harvest Place

Martinsburg, WV 25403

Escrow No. SR094571TI

Title No. 0077246

SWD

## STATUTORY WARRANTY DEED

\*who acquired title as Geri Gilene Ross  
Geri G. Ross, Grantor(s) hereby convey and warrant to Sterling B. Suddarth, 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 7, Block 5, SUNFOREST ESTATE, TRACT 1060, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.

Key #140412

Account #2310-036C0-0680

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 \$185,000.00.

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 4th day of December, 2006

Geri G. Ross

State of Idaho )

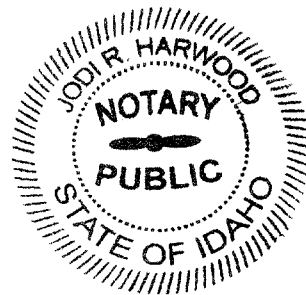
County of Kootenai<sup>ss</sup>

On this 4th day of December, 2006 before me Jodi R. Harwood, notary public in and for said State, personally appeared Geri G. Ross known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public

Residing at: Rathdrum ID

Commission Expires: 2-18-09



TOTAL P.032

21-