

THIS SPACE R

2006-024832  
Klamath County, Oregon



00011102200600248320010016

12/15/2006 11:16:23 AM

Fee: \$21.00

MT77356MS

After recording return to:

Jeremy Ray Throne  
163 Leighton Avenue  
Klamath Falls, OR 97603

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

Jeremy Ray Throne  
163 Leighton Avenue  
Klamath Falls, OR 97603

Escrow No. MT77356-MS  
Title No. 0077356

SWD

### STATUTORY WARRANTY DEED

**Douglas Dean and Laurie Dean, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Jeremy Ray Throne and Rachel Alene Throne, 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 3 of Block 5 BEVERLY HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion vacated by instrument recorded November 22, 1943, in Volume 160, page 97, Deed Records of Klamath County, Oregon, adjacent to the herein described property, which inurred thereto.

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 **\$345,000.00**.

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.

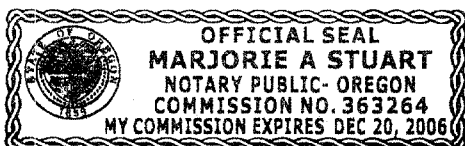
Dated this 13<sup>th</sup> day of Dec, 2006

Douglas Dean  
Douglas Dean

Laurie Dean  
Laurie Dean

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 12/13, 2006 by Douglas Dean and Laurie Dean.



MA Stuart  
(Notary Public for Oregon)

My commission expires 12/20/06