

2006-024950

Klamath County, Oregon



00011240200600249500020026

12/18/2006 03:34:48 PM

Fee: \$26.00



THIS SPA

After recording return to:
Timothy J. Phillips and Kim C.
Swagert

2717 Heritage
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Timothy J. Phillips and Kim C. Swagert
Swagert
Klamath Falls, OR _____

File No.: 7021-589577 (SAC)
Date: December 13, 2006

STATUTORY WARRANTY DEED

Sierra Development, LLC, Grantor, conveys and warrants to **Timothy J. Phillips and Kim C. Swagert as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 23 of Tract 1383, Sierra Heights, 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 **\$260,188.00**. (Here comply with requirements of ORS 93.030)

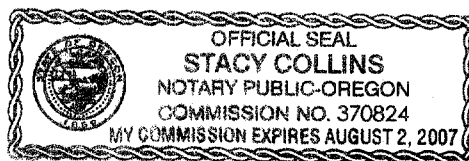
26-F

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 14 day of December, 2006

Sierra Development, LLC

[Signature]
By: Michael Wilcher, President



STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14 day of December, 2006
by Michael Wilcher as President of Sierra Development, LLC, on behalf of the .

[Signature]

Notary Public for Oregon
My commission expires: 3-2007