

2006-025303
Klamath County, Oregon



12/26/2006 11:04:41 AM

Fee: \$26.00



After recording return to:
Steven M. Sharp and Shirley A. Sharp
1685 Diamond St.
Springfield, OR 97477

Until a change is requested all tax statements
shall be sent to the following address:
Steven M. Sharp and Shirley A. Sharp
1685 Diamond St.
Springfield, OR 97477

File No.: 7194-953080 (SMJ)
Date: December 18, 2006

STATUTORY WARRANTY DEED

Richard L. Martin and Ramona P. Martin, husband and wife, Grantor, conveys and warrants to **Steven M. Sharp and Shirley A. Sharp, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 17 BLOCK 14, TRACT NO. 1042 TWO RIVERS NORTH, 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 **\$100,000.00**. (Here comply with requirements of ORS 93.030)

SL-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.

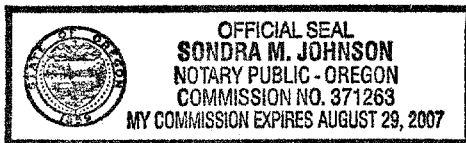
Dated this 18 day of December, 2006.

Richard L. Martin
Richard L. Martin

Ramona P. Martin
Ramona P. Martin

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18 day of December, 2006
by **Richard L. Martin and Ramona P. Martin.**



Sondra M. Johnson
Notary Public for Oregon
My commission expires: 8/29/07