

2006-025319

Klamath County, Oregon



00011666200600253190010011

12/26/2006 11:29:56 AM

Fee: \$21.00

MTCT7115

## WARRANTY DEED -- STATUTORY FORM

THOMAS A. JAMES and HEATHER R. JAMES, as tenants by the entirety,  
Grantor,

conveys and warrants to

JENNIFER S. MEINICKE, Grantee,

the following described real property, free of encumbrances except as  
specifically set forth herein, to wit:

LOT 17 BLOCK 17, SECOND ADDITION, RIVER PINE ESTATES, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON

Tax Account No(s): 130334

Map/Tax Lot No(s): 2309013C0-05300

This property is free from encumbrances, EXCEPT: All those items of record, if  
any, as of the date of this deed, including any real property taxes due, but  
not yet payable.

The true consideration for this conveyance is \$139,000.00 .

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, 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.

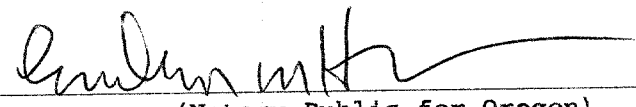
Dated this 22 day of December, 2006

  
THOMAS A. JAMES

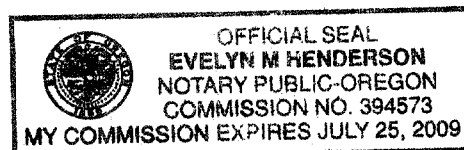
  
HEATHER R. JAMES

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on December 22, 2006 by THOMAS A.  
JAMES and HEATHER R. JAMES.

  
(Notary Public for Oregon)

My commission expires 7-25-09



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

JENNIFER S MEINICKE  
PO BOX 3105  
LAPINE, OR 97739

TITLE NO. 0077115