

2006-025424  
Klamath County, Oregon



After recording return to:  
Matt Nordin and Ashley Keeney  
2860 Homedale  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Matt Nordin and Ashley Keeney  
2860 Homedale  
Klamath Falls, OR 97603

File No.: 7021-936399 (DMC)  
Date: December 13, 2006



00011793200600254240030039

12/27/2006 03:09:31 PM

Fee: \$31.00

### STATUTORY WARRANTY DEED

**Don Gresham, Jr. and Jami Gresham, as tenants by the entirety**, Grantor, conveys and warrants to **Matthew J. Nordin and Ashley S. Keeney as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$162,000.00**. (Here comply with requirements of ORS 93.030)

31-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.

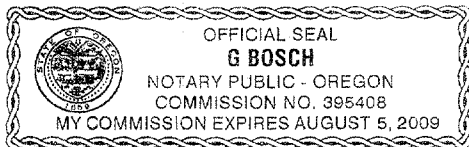
Dated this 15th day of December, 2006.

[Signature]  
Don Gresham

[Signature]  
Jami Gresham

STATE OF Oregon )  
County of Douglas ) ss.

This instrument was acknowledged before me on this 15th day of December, 2006 by **Don Gresham and Jami Gresham**.



[Signature]  
Notary Public for Oregon  
My commission expires: 8/5/09

APN: **R522330**

Statutory Warranty Deed  
- continued

File No.: **7021-936399 (DMC)**  
Date: **12/13/2006**

**EXHIBIT A**

LEGAL DESCRIPTION:

PARCEL 1 OF LAND PARTITION 68-05, BEING A RE-PLAT OF A PORTION OF LOT 3 OF BAILEY TRACTS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.