



MTCT12L04SH

After recording return to:

Stephen T. MacLennan

385 Blackberry Court

TALENT, OR 97540

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

Stephen T. MacLennan

385 Blackberry Court

TALENT, OR 97540

Escrow No. MT77264-SH

Title No. 0077264

SWD

THIS SPACE RESE

2006-025452

Klamath County, Oregon



00011826200600254520010017

12/28/2006 11:18:51 AM

Fee: \$21.00

STATUTORY WARRANTY DEED

Don Gresham, Jr. and Jami Gresham, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Stephen T. MacLennan and Allison M. MacLennan, 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:

Parcels 2 and 3 of Land Partition 68-05, said Land Partition being a replat of a portion of Lot 3 of BAILEY TRACTS, situated in the SW1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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 **\$45,000.00**.

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 15 day of December, 2006.

Don Gresham, Jr.

Jami Gresham

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 15, 2006 by Don Gresham, Jr. and Jami Gresham.

(Notary Public for Oregon)

My commission expires 1-26-07

