



After recording return to:  
Eric J Dalton and Melissa Dalton  
20332 Dodds Hollow Road  
Merrill, OR 97633

Until a change is requested all tax statements  
shall be sent to the following address:  
Eric J Dalton and Melissa Dalton  
20332 Dodds Hollow Road  
Merrill, OR 97633

File No.: 7021-939954 (SFK)  
Date: December 20, 2006

**2006-025583**  
Klamath County, Oregon



12/29/2006 03:01:58 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Maureen Hammers**, Grantor, conveys and warrants to **Eric J. Dalton and Melissa Dalton**, as **tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**PARCEL 2 OF FINAL PLAT OF MINOR PARTITION 3-90 SITUATE IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF WILLAMETTE MERIDIAN, 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 **\$164,000.00**. (Here comply with requirements of ORS 93.030)

26. T

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 2nd day of December, 2006

Maureen Hammers  
Maureen Hammers

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 2nd day of December 2006 by **Maureen Hammers**.



Sarah Kness

Notary Public for Oregon  
My commission expires: 10/16/2010