

2007-005953

Klamath County, Oregon



THIS SPA



03/30/2007 11:37:05 AM

Fee: \$26.00

After recording return to:
Tana M Manes
1007 Applewood Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Tana M Manes
1007 Applewood Street
Klamath Falls, OR 97603

File No.: 7021-986086 (DMC)
Date: March 19, 2007

STATUTORY WARRANTY DEED

Ron P. King, Grantor, conveys and warrants to **Tana M Manes**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 81, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE 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 **\$140,000.00**. (Here comply with requirements of ORS 93.030)

26-F

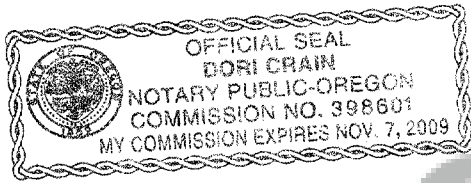
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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 28 day of March, 2007.

Ronald P. King
Ronald P. King

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 28 day of March, 2007
by **Ronald P. King**.



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009