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MT6-67630MS



Vol M05 Page 01138

State of Oregon, County of Klamath  
Recorded 01/05/2005 3:27 p m  
Vol M05 Pg 01138  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:

Shawn J. Hansen  
5130 Bryant Street  
Klamath Falls, OR 97603

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

Shawn J. Hansen  
5130 Bryant Street  
Klamath Falls, OR 97603

Escrow No. MT67630-MS

### STATUTORY WARRANTY DEED

**Edith J. Osuna**, Grantor(s) hereby convey and warrant to **Shawn J. Hansen and Alissa J. Hansen, 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:

**Lot 38 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No: 3909-002AB-08100-000**

**Key No: 512065**

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 **\$144,000.00**.

THIS INSTRUMENT WILL 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.

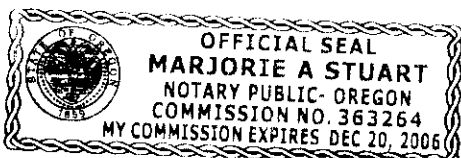
Dated this 3rd day of Jan, 2005

Edith J. Osuna  
Edith J. Osuna

By Jeannette Hawkins  
Jeannette Hawkins, her attorney in fact

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 1/3, 2005 by Jeannette Hawkins as attorney in fact for Edith J. Osuna.



Marjorie A. Stuart  
(Notary Public for Oregon)  
My commission expires 12/20/06

21.00 am