

05 JAN 20 PM 3:18

MT-67950SH



Vol M05 Page 04425

State of Oregon, County of Klamath  
Recorded 01/20/05 3:18 p m  
Vol M05 Pg 04425  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:

Scott T. Neel

951 PONDEROSA DRIVE

Klamath Falls, OR 97601

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

Scott T. Neel

951 PONDEROSA DRIVE

Klamath Falls, OR 97601

Escrow No. MT67950-SH

### STATUTORY WARRANTY DEED

**Martin D. Alter**, Grantor(s) hereby convey and warrant to **Scott T. Neel**, 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 6, Block 6 of Tract 1140, LYNEWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-025DD-06900-000

Key No: 426569

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 **\$273,500.00**.

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 19th day of January, 2005

Martin D. Alter

Martin D. Alter

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on January 19, 2005 by Martin D. Alter.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires

11/16/2007



2/10  
Am