

05 JUL 26 PM 11:16

After Recording Return to:

ANITA MATYS

P.O. Box 746
Klamath Falls, Or 97601

Until a change is requested all tax statements
Shall be sent to the following address:

ANITA MATYS

Same as above

State of Oregon, County of Klamath

Recorded 07/26/05 11:16 A m

Vol M05 Pg 57495

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

Julie Magno

~~JULIA~~ C. MAGNO AKA JULIA M. ALTAGONDE, herein called grantor, convey(s) to ANITA MATYS, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 1, Block 18, Tract No. 1027, MT. SCOTT MEADOWS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3107-001D0 TL 02900 KEY# 81217

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$4,100.00.
(here comply with the requirements of ORS 93.930)

Am
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 July 19, 2005.

Julie C. Magno

Julie
JULIA C. MAGNO

STATE OF HAWAII, County of City & Honolulu) ss.

On July 21, 2005 personally appeared the above named ~~JULIA~~ C. MAGNO and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00061870

Before me:

Notary Public for Hawaii *Margo Corliss*

My commission expires: 03/26/2009

Official Seal