

After Recording Return to:

JEFF MUNSIE and MARIA MUNSIE

4387 Milpas St  
Camarillo, CA 93012

Until a change is requested all tax statements

Shall be sent to the following address:

JEFF MUNSIE and MARIA MUNSIE

Same as Above

61912 AF

## WARRANTY DEED

(INDIVIDUAL)

JAMES F. DOUGHERTY and PHYLLIS J. DOUGHERTY, herein called grantor, convey(s) to JEFF MUNSIE and MARIA MUNSIE, HUSBAND AND WIFE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 22 and 23, Block 1, Tract No. 1053, OREGON SHORES SUBDIVISION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-006AC TL 01300 KEY #224509

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 \$94,900.00.  
(here comply with the requirements of ORS 93.930)

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 8/11/05

James F. Dougherty  
JAMES F. DOUGHERTY

PHYLLIS J. DOUGHERTY

STATE OF Oregon, County of Klamath ss.

On August 11, 2005 personally appeared the above named JAMES F. DOUGHERTY and PHYLLIS J. DOUGHERTY and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061912

Before me: Adrien Fleek  
Notary Public for Oregon  
My commission expires: 12-3-06

Official Seal



After Recording Return to:  
**JEFF MUNSIE and MARIA MUNSIE**

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Shall be sent to the following address:  
**JEFF MUNSIE and MARIA MUNSIE**  
Same as Above

61912 AF

**WARRANTY DEED**  
(INDIVIDUAL)

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**CODE 118 MAP 3507-006AC TL 01300 KEY #224509**

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Dated \_\_\_\_\_.

\_\_\_\_\_  
**JAMES F. DOUGHERTY**

*Phyllis J. Dougherty*  
\_\_\_\_\_  
**PHYLLIS J. DOUGHERTY**

STATE OF \_\_\_\_\_, County of \_\_\_\_\_) ss.

On \_\_\_\_\_ personally appeared the above named **JAMES F. DOUGHERTY and PHYLLIS J. DOUGHERTY** and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061912

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

Official Seal

State of Nevada, County of Clark  
this 8TH Day of AUGUST, 2005

Before me, a notary public  
*PHYLLIS J. DOUGHERTY*  
Personally appeared to me to be the  
person whose name is subscribed in  
the above instrument who acknowledged  
that she executed the instrument.

*Elida Vazquez*  
My commission expires 4-22-06

