

mtc - 70304 SH



State Of Oregon, County Of Klamath

M05-61846

08/12/2005 02:51:09 PM

Of Pages 1 Fee: \$21.00

After recording return to:
BRAXTON & MADDY, INC., AN OREGON
CORPORATION DBA MATT MILES
CONSTRUCTION

1205 Pacific Terrace

Klamath Falls, OR 97601

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

BRAXTON & MADDY, INC., AN OREGON
CORPORATION DBA MATT MILES
CONSTRUCTION

1205 Pacific Terrace

Klamath Falls, OR 97601

Escrow No. MT70304-SH

Title No. 0070304

SWD

STATUTORY WARRANTY DEED

HEATHER M. HAMMOND, Grantor(s) hereby convey and warrant to **BRAXTON & MADDY, INC., AN OREGON CORPORATION DBA MATT MILES CONSTRUCTION**, 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 4 in Block 8 ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3809-020DC-01200-000

Key No.: 172137

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 **\$157,000.00**.

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 11 day of August, 2005

Heather M. Hammond
HEATHER M. HAMMOND

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 11, 2005 by HEATHER M. HAMMOND.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11/18/2007

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