

M05-65842

Klamath County, Oregon

10/05/2005 10:23:48 AM

Pages 1 Fee: \$21.00

After Recording Return to:

MONICA M NUNES

2351 Federal Blvd #400
Denver, Co. 80211

Until a change is requested all tax statements

Shall be sent to the following address:

MONICA M NUNES

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE- 61882 MS

WENDY S. HALLEEN-VANDERLIP, WHO ACQUIRED TITLE AS WENDY S. HALLEEN, herein called grantor, convey(s) to **MONICA M NUNES**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The Easterly 90 feet of Lot 5, EXCEPTING the North 5 feet, Block 33, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029DA TL 03800 KEY #215966

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 **\$66,919.00**.
(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 **October 3, 2005**.

Wendy S. Halleen-Vanderlip
WENDY S. HALLEEN-VANDERLIP

STATE OF OREGON, County of **Klamath**) ss.

On October 3, 2005 personally appeared the above named **WENDY S. HALLEEN-VANDERLIP** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061882

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires:

Official Seal



21-A