

M05-67423

Klamath County, Oregon

10/25/2005 02:38:12 PM

Pages 1 Fee: \$21.00

After Recording Return to:

DOUGLAS STILES and 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:

DOUGLAS STILES and ANITA MATYS

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE-62414 MS

VIRGINIA BERGMAN, herein called grantor, convey(s) to **DOUGLAS STILES and ANITA MATYS**, as tenants in common, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 22, Block 17, 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 3107-012AO TL 04900 KEY #82056

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 **\$4,800.00**.
(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 19, 2005**.

Virginia Bergman
VIRGINIA BERGMAN

STATE OF Wisconsin, County of Sauk ss.

On Oct. 21, 2005 personally appeared the above named **VIRGINIA BERGMAN** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

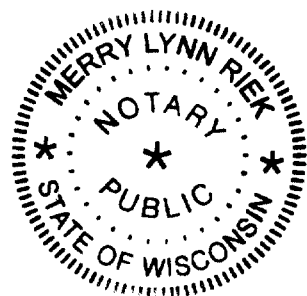
525 Main Street
Klamath Falls, OR 97601
Order No.: 00062414

Before me: *Merry Lynn Riek*

Notary Public for *Sauk Co.*

My commission expires: *9/16/07*

Official Seal



\$21-A