

M05-70092

Klamath County, Oregon

11/30/2005 11:02:50 AM

Pages 1 Fee: \$21.00

After Recording Return to:

REBECCA LYNN MADIGAN and JEROME JACOB MADIGAN

11270 MADIGAN
Highway 99

Until a change is requested all tax statements

Shall be sent to the following address:

REBECCA LYNN MADIGAN and JEROME JACOB MADIGAN

Same As Above

WARRANTY DEED

(INDIVIDUAL)

ATE-62457 AF

DELORES MA SMITH, herein called grantor, convey(s) to **REBECCA LYNN MADIGAN and JEROME JACOB MADIGAN, WIFE AND HUSBAND** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 84, Tract No. 1347, FOURTH ADDITION TO HARBOR ISLES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-019BD TL 01800 KEY #886082

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 **\$95,500.00**.

(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 11-28-05

Delores Smith

DELORES MA SMITH

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

On Nov 28, 05 personally appeared the above named **DELORES MA SMITH** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

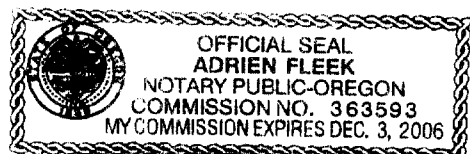
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062457

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

Official Seal



21-A