



After recording return to:
Michelle R. Lyon
10523 Kincheloe Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Michelle R. Lyon
10523 Kincheloe Street
Klamath Falls, OR 97603

File No.: 7021-659069 (DMC)
Date: November 22, 2005

M05-70699

Klamath County, Oregon

12/08/2005 02:50:28 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Adrian O. Charrier and Janell N. Holland, with rights of survivorship, Grantor, conveys and warrants to **Michelle R. Lyon**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Unit 10523 (Kincheloe Avenue), TRACT 1365 - FALCON HEIGHTS CONDOMINIUMS - STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$92,868.00**. (Here comply with requirements of ORS 93.030)

Dated this 23 day of November, 2005.

31F

APN: 886005

Statutory Warranty Deed
- continued

File No.: 7021-659069 (DMC)
Date: 11/22/2005

~~Adrian O. Charrier~~

Janell N. Holland
Janell N. Holland

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 23 day of November, 2005
by ~~Adrian O. Charrier~~ and Janell N. Holland.



[Signature]
Notary Public for Oregon
My commission expires: 11/7/09

APN: 886005

Statutory Warranty Deed
- continued

File No.: 7021-659069 (DMC)
Date: 11/22/2005

Adrian O. Charrier
Adrian O. Charrier

Janell N. Holland
Janell N. Holland

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 3 day of December, 2005
by Adrian O. Charrier and Janell N. Holland.

Notary Public for Oregon
My commission expires:

STATE OF ARIZONA } ss.
COUNTY OF MARICOPA }

This instrument was acknowledged before me this 3 day of Dec, 2005 by Adrian O. Charrier
In witness whereof I herewith set my hand and official seal
Carol K. Cook NOTARY PUBLIC

