



After recording return to:  
Steven C. Hultberg and Karen A.  
Hultberg

8712 Big Pine Way  
Klamath Falls, OR 97601

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

Steven C. Hultberg and Karen A.  
Hultberg

Same

File No.: 7021-735080 (MTA)

Date: December 28, 2005

**M06-00329**

Klamath County, Oregon

01/06/2006 11:49:56 AM

Pages 2 Fee: \$26.00

## STATUTORY WARRANTY DEED

**Phillip Kangris and Sandra Lynn Kangris as tenants by the entirety**, Grantor, conveys and warrants to **Steven C. Hultberg and Karen A. Hultberg as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 31 in Block 21 Tract No. 1005, Fourth Addition to Klamath River Acres, 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.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IS ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLAT MEASURE 37 (2004)).**

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. **AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).**

26F

APN: 489411

Statutory Warranty Deed  
- continued

File No.: 7021-735080 (MTA)  
Date: 12/28/2005

The true consideration for this conveyance is **\$76,000.00**. (Here comply with requirements of ORS 93.030)

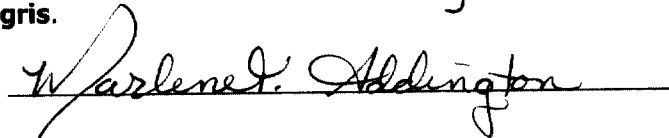
Dated this 4<sup>th</sup> day of January, 2006.

  
Phillip Kangris

  
Sandra Lynn Kangris

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 4<sup>th</sup> day of January, 2006  
by **Phillip Kangris and Sandra Lynn Kangris**.



Notary Public for Oregon

My commission expires: 3-22-2009

