

MTT-70711LW



M06-00384

Klamath County, Oregon

01/09/2006 10:08:13 AM

Pages 3 Fee: \$31.00

After recording return to:

KATHERINE L. SAGUNSKY

735 HANKS ST.

KLAMATH FALLS, OR 97601

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

KATHERINE L. SAGUNSKY

735 HANKS ST.

KLAMATH FALLS, OR 97601

Escrow No. MT70711-LW

Title No. 0070711

SWD

STATUTORY WARRANTY DEED

TERRI L. EDGAR and SHIRLEY A. SAMMIS, as tenants in common, Grantor(s) hereby convey and warrant to **KATHERINE L. SAGUNSKY**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$275,000.00**.

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

Dated this 6th day of January 2006

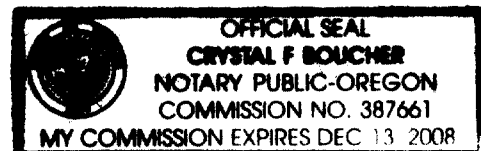
TERRI L. EDGAR

Shirley A. Sammis
SHIRLEY A. SAMMIS

State of Oregon

County of Josephine

This instrument was acknowledged before me on January 6th, 2006 by SHIRLEY A. SAMMIS.



Crystal F. Boucher
(Notary Public for Oregon)

My commission expires Dec 13th, 2008

31.00



After recording return to:

KATHERINE L. SAGUNSKY

735 HANKS ST.

KLAMATH FALLS, OR 97601

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

KATHERINE L. SAGUNSKY

735 HANKS ST.

KLAMATH FALLS, OR 97601

Escrow No. MT70711-LW

Title No. 0070711

SWD

STATUTORY WARRANTY DEED

TERRI L. EDGAR and SHIRLEY A. SAMMIS, as tenants in common, Grantor(s) hereby convey and warrant to **KATHERINE L. SAGUNSKY**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

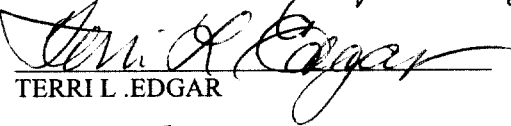
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$275,000.00**.

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

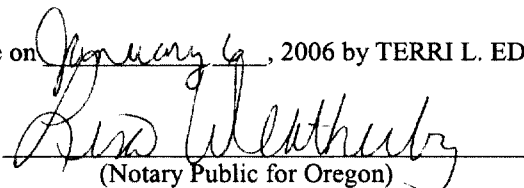
Dated this 6 day of January, 2006.

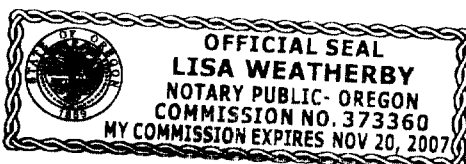

TERRI L. EDGAR

SHIRLEY A. SAMMIS

State of Oregon
County of Klamath

This instrument was acknowledged before me on January 6, 2006 by TERRI L. EDGAR.


(Notary Public for Oregon)



My commission expires 11/20/07

EXHIBIT "A"
LEGAL DESCRIPTION

Unit 35, Tract 1434, THE HARBOR ISLES GOLF COURSE CONDOMINIUM STAGE 17, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the general and limited common elements pertaining thereto as provided in the Supplemental Declaration submitting State 17 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded October 6, 2004 in Volume M04, page 67645, Microfilm Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated by this reference.

Tax Account No: 3809-019CA-40014-000

Key No: 890636