

NTC-78071MS

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-00689**

Klamath County, Oregon

01/12/2006 02:57:06 PM

Pages 2 Fee: \$26.00

After recording return to:

Christopher T. Silbernagel

2400 Martin Anthony Ct.

Tracy, CA 95377

Until a change is requested all

tax statements shall be sent to

The following address:

Christopher T. Silbernagel

2400 Martin Anthony Ct.

Tracy, CA 95377

Escrow No. MT72871-MS

Title No. 0072871

SWD

### STATUTORY WARRANTY DEED

**Matthew Barnes and Nancy Reynolds, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Christopher T. Silbernagel and Elizabeth E. Silbernagel, as tenants by the entirety**, 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:

The North 1/2 of Lot 5, Block 38, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-032BA-15200-000

Key No.: 411012

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 **\$108,000.00**.

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 10 day of January, 06.

Matthew Barnes  
Matthew Barnes

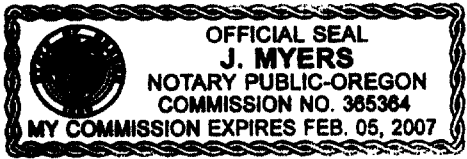
By Nancy Reynolds, his attorney in fact  
Nancy Reynolds, as his attorney in fact


(NRF) Nancy Reynolds  
Nancy Reynolds

State of Oregon  
County of Jackson

This instrument was acknowledged before me on Jan. 10, 2006 by Nancy Reynolds, individually and as attorney in fact for Matthew Barnes.

26.00



  
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(Notary Public for Oregon)  
My commission expires 2/5/07