

M06-00917

Klamath County, Oregon

01/17/2006 03:27:18 PM

Pages 1 Fee: \$21.00

After Recording Return to:

GEORGIA MAGNANI

P.O. BOX 468

KENO, OR. 97627

Until a change is requested all tax statements

Shall be sent to the following address:

GEORGIA MAGNANI

P.O. BOX 468

KENO, OR. 97627

WARRANTY DEED

(INDIVIDUAL)

SHARI K. WHITELEY and GARY F. WHITELEY, herein called grantor, convey(s) to GEORGIA MAGNANI, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 18 and 19, Block 34, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 229 MAP 3510-028A0 TL 01600 KEY# 271752

CODE 008 MAP 3510-028A0 TL 01700 KEY# 271761

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 \$140,000.00.

(here comply with the requirements of ORS 93.930)

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 January 6, 2006.

S.W. Shew

Shari K. Whiteley
SHARI K. WHITELEY
Gary F. Whiteley
GARY F. WHITELEY

STATE OF OREGON, County of

) ss.

personally appeared the above named SHARI K. WHITELEY and GARY F. WHITELEY and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

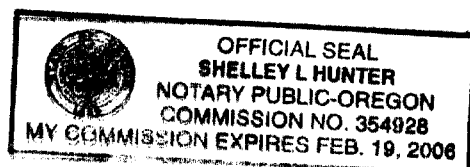
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062708

Before me:
Notary Public for Oregon
My commission expires: 2/19/2006

Official Seal



#2-A