



After recording return to:

ANDREW STUEDLI

*398 Hillside Ave  
Klamath Falls, OR 97601*

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

ANDREW STUEDLI

Address as shown above.

File No.: 7021-720675 (MTA)

Date: January 11, 2006

**M06-01044**

Klamath County, Oregon

01/18/2006 03:37:23 PM

Pages 3 Fee: \$31.00

## STATUTORY WARRANTY DEED

**CHERYL CHATBURN-ROSS, TRUSTEE OF THE CHERYL CHATBURN REVOCABLE LIVING TRUST,**  
Grantor, conveys and warrants to **ANDREW STUEDLI**, Grantee, the following described real property  
free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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.

The true consideration for this conveyance is **\$127,000.00**. (Here comply with requirements of ORS 93.030)

*HS*  
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 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)).

*3/F*

Dated this 13<sup>th</sup> day of January, 2006.

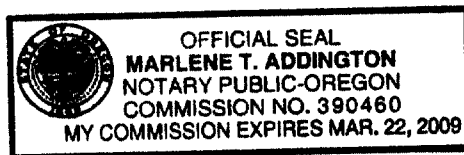
Cheryl Chatburn-Ross, Trustee of the Cheryl  
Chatburn Revocable Living Trust

Cheryl Chatburn-Ross Trustee  
CHERYL CHATBURN-ROSS, Trustee

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 13<sup>th</sup> day of January, 2006  
by Cheryl Chatburn-Ross as Trustee of the Cheryl Chatburn Revocable Living Trust, on behalf of the  
Trust.

Marlene T. Addington  
Notary Public for Oregon  
My commission expires: March 22, 2009



APN: **R369381**

Statutory Warranty Deed  
- continued

File No.: **7021-720675 (MTA)**  
Date: **01/11/2006**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

That portion of Lots 5 and 6 in Block 51 of Nichols Addition to the City of Klamath Falls, Oregon, and of Jefferson Street, described as follows:

Beginning at a point 560 feet North 51°15' West of a point 60 feet North 38°45' East of the Northeast corner of Block 12 Original Town of Klamath Falls, Oregon; thence North 51°15' West 56 feet; thence North 38°45' East 80 feet; thence South 51°15' East 56 feet; thence South 38°45' West 80 feet to the point of beginning.