

mtc-78488st



M06-01208

Klamath County, Oregon

01/20/2006 02:45:52 PM

Pages 1 Fee: \$21.00

After recording return to:

LAURANCE PHILLIPS

2021 EBERLEIN AVE

Klamath Falls, OR 97601

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

LAURANCE PHILLIPS

2021 EBERLEIN AVE

Klamath Falls, OR 97601

Escrow No. MT72428-SH

Title No. 0072428

SWD

STATUTORY WARRANTY DEED

KARY HANCE and NATALIE HANCE, as tenants by the entirety, Grantor(s) hereby convey and warrant to **LAURANCE PHILLIPS**, 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:

Lot 24, TRACT 1406, SECOND ADDITION TO MISTY MOUNTAIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$46,000.00**.

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 12 day of Jan, 2006

KARY HANCE

NATALIE HANCE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 12, 2006 by KARY HANCE and NATALIE HANCE.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11/18/2007

21.00