



After recording return to:
Natalie Woerdehoff
3335 Barnes Way
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Natalie Woerdehoff
3335 Barnes Way
Klamath Falls, OR 97603

File No.: 7021-733409 (MTA)
Date: January 19, 2006

M06-01443

Klamath County, Oregon

01/24/2006 03:31:51 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Victoria Properties, Inc., Grantor, conveys and warrants to **Natalie Woerdehoff**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 42 Tract 1428, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$252,900.00**. (Here comply with requirements of ORS 93.030)

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)).

Handwritten initials

File No.: **7021-733409 (MTA)**
Date: **01/19/2006**

OFFICIAL SEAL
VICKI L. CONFER
NOTARY PUBLIC-OREGON
COMMISSION NO. 386286
MY COMMISSION EXPIRES NOV. 24, 2008