



After recording return to:
Mark A. Garner and Astrid E. Garner
3109 Madison St.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Mark A. Garner and Astrid E. Garner
3109 Madison St.
Klamath Falls, OR 97603

File No.: 7021-735050 (MTA)
Date: January 23, 2006

M06-01586

Klamath County, Oregon

01/26/2006 03:28:33 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Karen K. Buxman, Grantor, conveys and warrants to **Mark A. Garner and Astrid E. Garner as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 in Valley View, 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 **\$142,000.00**. (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)).

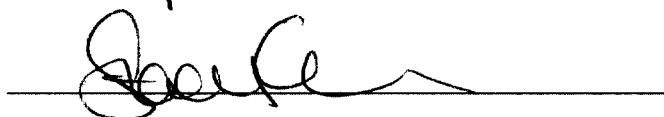
2006

Dated this 24 day of Jan., 2006


Karen K. Buxman

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 24 day of Jan., 2006
by **Karen K. Buxman.**



Notary Public for Oregon
My commission expires: 8/2007

