



mtc-73185 KR

M06-01959

Klamath County, Oregon

01/31/2006 03:11:05 PM

Pages 1 Fee: \$21.00

After recording return to:

Zuhair J. Jada

4237 Greensprings Drive

Klamath Falls, OR 97601

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

Zuhair J. Jada

4237 Greensprings Drive

Klamath Falls, OR 97601

Escrow No. MT73185-KR

Title No. 0073185

SWD

### STATUTORY WARRANTY DEED

**Mel Stewart Homes, Inc. an Oregon Corporation**, Grantor(s) hereby convey and warrant to **Zuhair J. Jada**, 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 43, Tract 1417 - EIGHTH ADDITION TO NORTH HILLS - PHASE 1,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon

Tax Account No: 3809-036BC-04400-000

Key No: 890206

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 **\$280,000.00**.

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 31<sup>st</sup> day of January, 2006.

Mel Stewart Homes, Inc. an Oregon Corporation

x BY:

Melvin L. Stewart  
Melvin L. Stewart, President

STATE OF OREGON  
County of KLAMATH

This instrument was acknowledged before me on January 31, 2006, by Melvin <sup>ES</sup>L. Stewart as President of Mel Stewart Homes, Inc. an Oregon Corporation.



Kristi L. Redd  
Notary Public for Oregon

My Commission Expires: 11/16/2007

21.00