

M06-02296

Klamath County, Oregon

02/07/2006 10:29:32 AM

Pages 1 Fee: \$21.00

After Recording Return to:
CHERYL A. MORGAN
PO BOX 2576
LA PINE, OR 97739

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

Order No. 59320NP

WARRANTY DEED

LESTER H. HOOVER and BARBARA J. HOOVER, Husband and Wife as joint tenants, herein called grantor, convey(s) to **CHERYL A. MORGAN**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 1, Block 44, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable;

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$14,000.00**.

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: 2/6/06

Lester H. Hoover
LESTER H. HOOVER

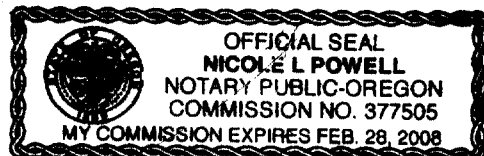
Barbara J. Hoover
BARBARA J. HOOVER

Oregon
STATE OF ~~CALIFORNIA~~, County of Deschutes ss.

On 2/6/06, personally appeared the above named **LESTER H. HOOVER and BARBARA J. HOOVER** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Nicole J. Powell
Notary Public for California
My commission expires: 2/28/08

Official Seal



121-A