



M06-02630

Klamath County, Oregon

02/10/2006 11:24:06 AM

Pages 1 Fee: \$21.00

After recording return to:

Troy Haney

~~4024 Monrovia Way~~ 5912 Harlan Dr.

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Troy Haney

~~4024 Monrovia Way~~ 5912 Harlan Dr.

Klamath Falls, OR 97603

Escrow No. MT73025-KR

Title No. 0073025

SWD

MTC 73025-KR

STATUTORY WARRANTY DEED

Charles E. Lynn and Ann K. Lynn, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Troy Haney**, 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 9 in Block 3 of SECOND ADDITION TO SUNSET VILLAGE, TRACT 1000, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012CB-10000-000

Key No: 563811

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 **\$218,000.00**.

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 3rd day of February, 2006.

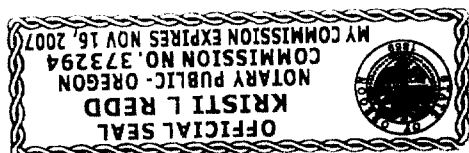
Charles E. Lynn
Charles E. Lynn

Ann K. Lynn
Ann K. Lynn



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 3, 2006 by Charles E. Lynn and Ann K. Lynn.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007