

M06-03222

Klamath County, Oregon

02/21/2006 11:39:59 AM

Pages 3 Fee: \$31.00



After Recording Return To:

Ticor Title
650 E. Pine Street, Suite 102A
Central Point OR 97502-2447

Send Tax Statements To:

Tony Tuan Pham
Rosie Kieu Huynh
Lot 30 Barnes Way
Klamath Falls OR 97601

Escrow No. 03-67128

Tax Account No.

WARRANTY DEED

(ORS 93.850)

Integrity Home Builders LLC, a Limited Liability Company, Grantor, conveys and warrants to Tony Tuan Pham and Rosie Kieu Huynh, as tenants by the entirety, Grantee, the following described real property:

See Exhibit 'A' attached hereto and by reference made a part hereof.

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

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, 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)).

The true consideration for this conveyance is \$269,900.00.

Dated this 14 day of Feb, 2006.

INTEGRITY HOME BUILDERS LLC


By: Richard L. Everson, Member

INTEGRITY HOME BUILDERS LLC

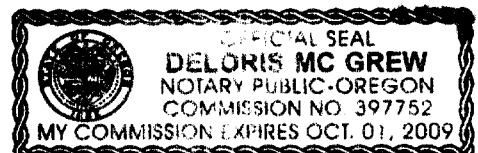

By: Shanna L. Everson, Member

State of OR, County of Klamath)ss.

This instrument was acknowledged before me on Feb 14, 2006
by Richard L. Everson, as Member, of Integrity Home Builders LLC.


Notary Public

My commission expires: _____



31F

State of OR, County of Klamath)ss.

This instrument was acknowledged before me on FEB 14, 2006
by Shanna L. Everson, as Member, of Integrity Home Builders LLC.


Notary Public

My commission expires: _____



Escrow No. 03-67128

EXHIBIT 'A'

Legal Description:

Lot 30, TRACT 1403, FIRST ADDITION TO KLAMATH MEADOWS EAST,
according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.