

mtc-72245

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE COMPANY OF OREGON

GRANTOR'S NAME  
Patrick J. Mauss and Jeannine M. Mauss

GRANTEE'S NAME  
Robert H. Hart and Sammie F. Hart

SEND TAX STATEMENTS TO:  
Mr. and Mrs. Robert H. Hart  
3024 Evelyn Ave.  
Simi Valley, CA 93063

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Robert H. Hart  
3024 Evelyn Ave.  
Simi Valley, CA 93063

**M06-03578**

Klamath County, Oregon

02/27/2006 02:50:18 PM

Pages 2 Fee: \$26.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Patrick J. Mauss and Jeannine M. Mauss, Husband and Wife, Grantor, conveys and warrants to

Robert H. Hart and Sammie F. Hart, Husband and Wife, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon,

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

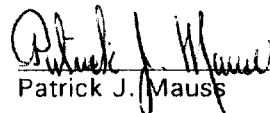
#### Subject to and excepting:

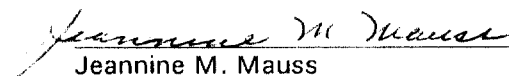
Current taxes, assessments, reservations in patents, and all agreements, easements, rights-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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 AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$30,000.00 (See ORS 93.030)

DATED: February 1, 2006

  
Patrick J. Mauss

  
Jeannine M. Mauss

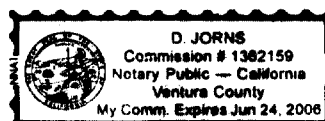
STATE OF CALIFORNIA  
COUNTY OF VENTURA

This instrument was acknowledged before me on

FEB 6, 2006

by Patrick J. Mauss and Jeannine M. Mauss

NOTARY PUBLIC FOR CALIFORNIA  
MY COMMISSION EXPIRES: 6/24/06



26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The portion of the N1/2 of the S1/2 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the center thread of Spring Creek, described as follows:

Beginning at a point in the South line of the N1/2 of the S1/2 of said Section 4, 3090 feet West of the Southwest corner of Lot 1, Block 5 (Idlerest) which point is the Southwest corner thereof; thence North 719.8 feet more or less parallel with the West line of said Section 4, which point is the Northwest corner thereof; thence East 610 feet parallel to the North line of the N1/2 of the S1/2 of said Section 4, which point is the Northeast corner thereof; thence South 719.8 feet, more or less, parallel to the West line of said Section 4, which point is the Southeast corner thereof; thence West along the South line of the N1/2 of the S1/2 of said Section 4, 610 feet to the point of beginning.

Tax Account No.: 3407-00400-01700-000

Key No.: 189290