



After recording return to:
Janet L. Moyette
P. O. Box 5015
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Janet L. Moyette
P. O. Box 5015
Klamath Falls, OR 97601

File No.: 7021-755615 (DMC)
Date: February 16, 2006

M06-03797

Klamath County, Oregon

03/01/2006 11:41:40 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Candace Lynn Mathews, Grantor, conveys and warrants to **Janet L. Moyette**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 3 and 4 in Block 9 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS the Northerly 90 feet of said lots. Said Northerly 90 feet includes that portion of vacated Oregon Avenue lying along the Northerly boundary of Lots 3 and 4.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$250,000.00**. (Here comply with requirements of ORS 93.030)

glf

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 WILL 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 23 day of Febr, 20 06.

Candace Lynn Mathews
Candace Lynn Mathews

STATE OF Jalisco MEXICO
County of Cihuatlan)ss.

This instrument was acknowledged before me on this 23 day of Febr., 20 06
by **Candace Lynn Mathews.**

Notario P. Lomeli
Notary Public for
My commission expires:

