

mtc-73304 stt



M06-03815

Klamath County, Oregon

03/01/2006 02:35:12 PM

Pages 1 Fee: \$21.00

After recording return to:

Phillip E. Hull

P.O. Box 7452

Klamath Falls, OR 97602

Until a change is requested all

tax statements shall be sent to

The following address:

Phillip E. Hull

P.O. Box 7452

Klamath Falls, OR 97602

Escrow No. MT73304-SH

Title No. 0073304

SWD

STATUTORY WARRANTY DEED

Maylene Woods, Grantor(s) hereby convey and warrant to **Phillip E. Hull**, 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:

Unit 10112 (Wright Avenue) SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM - STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-70069-000

Key No: 887749

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 **\$134,900.00**.

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 27 day of Feb, 2006

Maylene Woods
Maylene Woods

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Feb 27, 2006 by Maylene Woods.



Stacy M Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

21.00