



After recording return to:
Clinton C. Justus, Jr. and Marjorie
Joan Justus
36560 Highway 140
Beatty, OR 97621

Until a change is requested all tax statements
shall be sent to the following address:
Clinton C. Justus, Jr. and Marjorie Joan
Justus
36560 Highway 140
Beatty, OR 97621

File No.: 7021-768458 (DMC)
Date: February 23, 2006

M06-03867

Klamath County, Oregon

03/02/2006 11:37:05 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Mark E. Daniel and Theresa L. Daniel, Grantor, conveys and warrants to **Clinton C. Justus, Jr. and Marjorie Joan Justus as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 7, Block 20 of Sprague River Valley Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 **\$26,000.00**. (Here comply with requirements of ORS 93.030)

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)).

File No.: **7021-768458 (DMC)**
Date: **02/23/2006**


Theresa L. Daniel

Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009