



After recording return to:  
David B. Southwell  
4426 Greensprings Dr  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
David B. Southwell  
4426 Greensprings Dr  
Klamath Falls, OR 97601

File No.: 7021-768818 (DMC)  
Date: February 27, 2006

**M06-03893**

Klamath County, Oregon

03/02/2006 03:28:29 PM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Joann M. Stephey**, Grantor, conveys and warrants to **David B. Southwell and Rosalie Loscalzo not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lots 6, 7, 8 and 9 in Block 7 of Lenox, according to the official plat thereof on file in the office of the County Clerk of 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 **\$105,000.00**. (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)).

26<sup>5</sup>

APN: R538831

Statutory Warranty Deed  
- continued

File No.: 7021-768818 (DMC)  
Date: 02/27/2006

Dated this 1<sup>st</sup> day of March, 2006.

Joann M. Stephey  
Joann M. Stephey

STATE OF Wyoming )  
County of Laramie )ss.

This instrument was acknowledged before me on this 1<sup>st</sup> day of March, 2006  
by Joann M. Stephey

Carla A. Lofton

Notary Public for  
My commission expires:

