

mtc-73347 TM

THIS SPACE RESERVED FOR RECORDER'S USE



M06-03926

Klamath County, Oregon

03/03/2006 10:37:35 AM

Pages 1 Fee: \$21.00

After recording return to:

SHIRLEY GOLDBERG

419 HIGH STREET

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

SHIRLEY GOLDBERG

419 HIGH STREET

KLAMATH FALLS, OR 97601

Escrow No. MT73347-TM

Title No. 0073347

SWD

STATUTORY WARRANTY DEED

CAROL A. GEORGE, Grantor(s) hereby convey and warrant to **SHIRLEY GOLDBERG**, 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:

Lot 3 and the Northerly 1/2 of that portion of Lot 11 lying and being between said Lots 3 and 8 in Block 50 of FIRST 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.

Tax Account No: 3809-032AB-13800-000

Key No: 412422

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 **\$110,000.00**.

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 3 day of March, 2006.

Carol A. George
CAROL A. GEORGE

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 2, 2006 by CAROL A. GEORGE.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09



21.0