

MP# R361762,  
Act: 3613 - bc - 3200.

**M06-04666**

Klamath County, Oregon

03/15/2006 11:32:22 AM

Pages 2 Fee: \$26.00



After recording return to:  
Leo J. Muller and Yvonne L. Muller  
2910 Kinney Loop  
Eugene, OR 97408

Until a change is requested all tax statements  
shall be sent to the following address:  
Leo J. Muller and Yvonne L. Muller  
2910 Kinney Loop  
Eugene, OR 97408

File No.: 7194-770182 (SMJ)  
Date: March 07, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Geraldine Huisman**, Grantor, conveys and warrants to **Leo J. Muller and Yvonne L. Muller as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 25, Block 19, 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 **\$5,500.00**. (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 ORS 197.352. 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 ORS 197.352.

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APN: **R361762**

Statutory Warranty Deed  
- continued

File No.: **7194-770182 (SMJ)**  
Date: **03/07/2006**

Dated this 9<sup>th</sup> day of March, 2006.

Geraldine Huisman  
Geraldine Huisman

STATE OF Minnesota )  
County of Meeker )ss.  
)

This instrument was acknowledged before me on this 9<sup>th</sup> day of March, 2006  
by **Geraldine Huisman**.

Linda Johnson

Notary Public for Minnesota  
My commission expires:

