

mtc-1396-7466

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-04806**

Klamath County, Oregon

03/17/2006 10:27:06 AM

Pages 2 Fee: \$26.00

After recording return to:

Hester Hartwick

1713 Russell Way

Roseville, CA 95661

Until a change is requested all

tax statements shall be sent to

The following address:

Hester Hartwick

1713 Russell Way

Roseville, CA 95661

Escrow No. \_\_\_\_\_

Title No. \_\_\_\_\_

SWD

### STATUTORY WARRANTY DEED

**DEBRA LUCAS, MICHAEL HARTWICK AND DAN HARTWICK**, Grantor(s) hereby convey and warrant to **HESTER HARTWICK**, 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 2 in Block 6 of TRACT 1145, NOB HILL, a Resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No.: 3809-020DD-10500-000**

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 **\$0.00**.

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 10th day of March, 2006.

Debra Lucas  
Debra Lucas

Michael Hartwick  
Michael Hartwick

Dan Hartwick  
Dan Hartwick

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

26.00

STATE OF California

Ss:

COUNTY OF Placer

On 10 Mar 2006 before me, Jennifer Bayer-Notary Public  
Notary Public personally appeared Debra Lucas, Dan Hartwick, Michael Hartwick  
~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose names(s) ~~is~~ are subscribed to the within instrument and acknowledged to  
me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity (ies), and that  
by ~~his/her~~ their signature(s) on the instrument the person(s) or the entity upon behalf of  
which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Jennifer Bayer  
Notary Public in and for said County and State

(Space above for official notarial area)