

**M06-04874**

Klamath County, Oregon

03/17/2006 03:41:06 PM

Pages 2 Fee: \$26.00



After recording return to:

Dorthy Mason

405 N. 4th St.  
Klamath Falls OR  
97601

Until a change is requested all tax statements  
shall be sent to the following address:

Dorthy Mason

Address as shown above.

File No.: 7021-767332 (MTA)

Date: March 08, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**SPENCER JAMES HALEY and MICHELLE LEE HALEY**, Grantor, conveys and warrants to **DORTHY MASON**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: AM

**The Southwesterly 21-2/3 feet of Lot 1 and the Northeasterly 21-2/3 feet of Lot 2 in Block 60 of Nichols 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, more particularly described as follows:**

**Beginning at a point on the Northwestern line of Lincoln Street 173-1/3 feet Northerly along the said line from the Northeasterly line of Eleventh Street; thence continuing Northeasterly along said line of Lincoln Street a distance of 43-1/3 feet; thence Northwesterly at right angles to Lincoln Street a distance of 120 feet; thence Southwesterly parallel with Lincoln Street a distance of 43-1/3 feet; thence Southeasterly at right angles to Lincoln Street a distance of 120 feet to the point of beginning.**

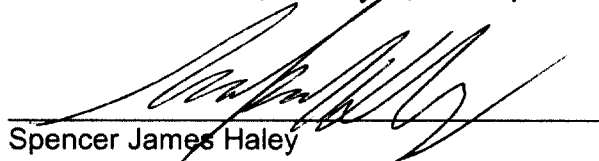
**This property is free from liens and encumbrances, EXCEPT:**

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 **\$90,000.00**. (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 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.

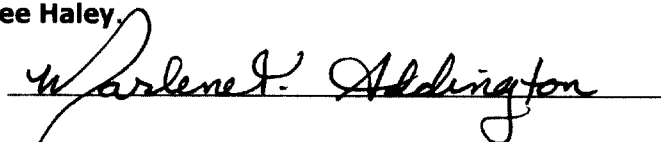
Dated this 16<sup>th</sup> day of March, 20 06.

  
Spencer James Haley

  
Michelle Lee Haley

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 16th day of March, 2006.  
by **Spencer James Haley and Michelle Lee Haley.**



Notary Public for Oregon  
My commission expires: March 22, 2009

