



THIS SPACE RESERVED
MTC-73557 DS

M06-05532

Klamath County, Oregon

03/24/2006 03:14:18 PM

Pages 1 Fee: \$21.00

After recording return to:
NOAH MAGNUSON

1860 Portland St.
Klamath Falls, OR 97601

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

NOAH MAGNUSON

1860 Portland St.
Klamath Falls, OR 97601
Escrow No. MT73557-DS
Title No. 0073557

SWD

STATUTORY WARRANTY DEED

DAVID JAMES NOONAN, Grantor(s) hereby convey and warrant to **NOAH MAGNUSON**, 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:

The West one-half of Lot 1 in Block 28 of HOT SPRINGS 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: 3809-028CB-09600-000

Key No: 304619

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 **\$118,000.00**.

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 22 day of March, 06.

DAVID JAMES NOONAN

State of Oregon WASHINGTON
County of CLARK

This instrument was acknowledged before me on March 22, 2006 by **DAVID JAMES NOONAN**.

MT 7 DS
(Notary Public for Oregon) WASHINGTON
My commission expires 5-9-2009

NOTARY PUBLIC
STATE OF WASHINGTON
STEVE T. RICHARDS
MY COMMISSION EXPIRES
MAY 9, 2009

21.00