



mtc-73300MS  
THIS SPACE RESERVED

**M06-05715**  
Klamath County, Oregon  
03/28/2006 10:39:07 AM  
Pages 1 Fee: \$21.00

After recording return to:

Sandra Marie Zaida

1015 Pacific Terrace

Klamath Falls, OR 97601

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

Sandra Marie Zaida

1015 Pacific Terrace

Klamath Falls, OR 97601

Escrow No. MT73300-MS

Title No. 0073300

SWD

### STATUTORY WARRANTY DEED

**Christy J.B. Alter**, Grantor(s) hereby convey and warrant to **Sandra Marie Zaida**, 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 1 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028BD-00300-000

Key No: 218375

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 **\$410,000.00**.

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 24 day of March, 2006.

Christy J.B. Alter  
Christy J.B. Alter

State of Oregon

County of Klamath

This instrument was acknowledged before me on March 24, 2006 by Christy J.B. Alter.



[Signature]  
(Notary Public for Oregon)

My commission expires 12/17/09

21.00