

M06-07056

Klamath County, Oregon

04/11/2006 03:35:39 PM

Pages 4 Fee: \$36.00



After recording return to:
Desert Rose Investment, LLC
600 South Cherry Street, Suite 920
Denver, CO 80246

Until a change is requested all tax statements
shall be sent to the following address:
Desert Rose Investment, LLC
600 South Cherry Street, Suite 920
Denver, CO 80246

File No.: 7021-785103 (DMC)
Date: April 03, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Barry J. Everett and Stacey Mathis, Grantor, conveys and warrants to **Desert Rose Investment, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 in Block 14 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.

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 **\$97,000.00**. (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.

34^c

APN: R303246

Statutory Warranty Deed
- continued

File No.: **7021-785103 (DMC)**
Date: **04/03/2006**

Dated this 4 day of April, 2006.

Barry J. Everett

Stacey Mathis

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 4 day of April, 2006
by ~~Barry J. Everett and Stacey Mathis.~~



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

APN: R303246

Statutory Warranty Deed
- continued

File No.: 7021-785103 (DMC)
Date: 04/03/2006

Dated this 5th day of April, 2006.


Barry J. Everett


Stacey Mathis

STATE OF)

)ss.

County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Barry J. Everett and Stacey Mathis.**

Notary Public for _____
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California)SS
COUNTY OF Alameda)

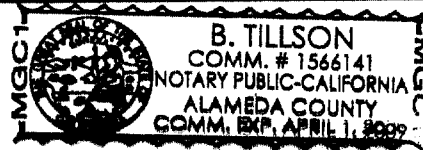
File No:

APN No:

On 4-5-06 before me, B. Tillson, Notary Public personally appeared Barry J. Everett
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(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.

Signature B. Tillson



This area for official notarial seal.

OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____