M06-07351

Klamath County, Oregon 04/14/2006 11:35:48 AM Pages 3 Fee: \$31.00



After recording return to: Scott Zettle and Tonya Zettle 40221 N Noble Hawk Ct Anthem, Az 85086

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

Scott Zettle and Tonya Zettle

4021 N. Noble Hawk Cl.

Anthem Az. 85086

File No.: 7021-786365 (DMC) Date: March 28, 2006 THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**Virginia M. West**, Grantor, conveys and warrants to **Scott Zettle and Tonya Zettle as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1 of Land Partition 13-96 being Lots 69 and 70 of Lewis Tracts, according to the official plat thereof on file in the office of the County Clerk, 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 \$40,000.00. (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.

APN: M26536

Statutory Warranty Deed - continued

File No.: 7021-786365 (DMC)

Date: 03/28/2006

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hated	this $\mathcal{H}^{\underline{m}}$	day of	Horn	1 . 20 0	6
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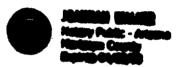
STATE OF Arizona

)ss.

County of Marico pa

This instrument was acknowledged before me on this 4th day of A by Virginia M. West.

Notary Public for Arizona My commission expires: 04/30/08



## ARIZONA ALL-PURPOSE ACKNOWLEDGMENT

on April 2,2000 before me,	NAME(S) OF SIGNER(S) R - proved to me on the basis of satisfactory evidence to be the son(s) whose name(s) is/are subscribed to the within instrument and knowledged to me that he/she/they executed the same in //her/their authorized capacity(ies), and that by his/her/their nature(s) on the instrument the person(s), or the entity upon behalf of ich the person(s) acted, executed the instrument.  TNESS my hand and official seal.  SIGNATURE OF NOTARY				
OPTIONAL					
Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.					
CAPACITY CLAIMED BY SIGNER	DESCRIPTION OF ATTACHED DOCUMENT				
INDIVIDUAL CORPORATE OFFICER  TITLE(S)	STATUTORY WAVYANTY DEEC				
PARTNER(S) LIMITED or GENERAL ATTORNEY-IN-FACT	NUMBER OF PAGES				
TRUSTEE(S) GUARDIAN/CONSERVATOR OTHER:	ADVILL, 2006  DATE OF DOCUMENT				
SIGNER IS REPRESENTING: NAME OF PERSON(S( OR ENTITY(IES)  VIV 91010 M. WEST	SIGNER(S) OTHER THAN NAMED ABOVE				