

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 85086Until a change is requested all tax statements
shall be sent to the following address:

Scott Zettle and Tonya Zettle

40221 N Noble Hawk Ct.
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.

31F

APN: M26536

Statutory Warranty Deed
- continued

File No.: 7021-786365 (DMC)
Date: 03/28/2006

Dated this 4th day of April, 2006.

Virginia M. West by Jaze Gannera attorney in fact
Virginia M. West

STATE OF Arizona)
County of Maricopa)ss.
)

This Instrument was acknowledged before me on this 4th day of April, 2006
by **Virginia M. West.**

Annah Walker

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



ANNAH WALKER
Notary Public - Arizona
Maricopa County
Commission Expires 04/30/08

ARIZONA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF Maricopa } SS

On April 13, 2006 before me, Joannah Walker

personally appeared Joyce Glann
NAME(S) OF SIGNER(S)

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.



JOANNAH WALKER
Notary Public - Arizona
Maricopa County
Expires 04/30/08

WITNESS my hand and official seal.

Joannah Walker
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

INDIVIDUAL

CORPORATE OFFICER

Attorney-in-Fact
TITLE(S)

PARTNER(S)

LIMITED or GENERAL

ATTORNEY-IN-FACT

TRUSTEE(S)

GUARDIAN/CONSERVATOR

OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

Statutory Warranty Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

April 4, 2006
DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

Virginia M. West

SIGNER(S) OTHER THAN NAMED ABOVE