

M06-07385

Klamath County, Oregon

04/14/2006 03:23:26 PM

Pages 2 Fee: \$26.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Nicholas R. House and Ginger M.
House
3606 LaJolla Ct
Klamath Falls, OR 97603

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

Nicholas R. House and Ginger M.
House
3606 LaJolla Ct
Klamath Falls, OR 97603

File No.: 7021-783864 (DMC)

Date: March 28, 2006

STATUTORY WARRANTY DEED

Diamond Key Builders Limited Liability Company, Grantor, conveys and warrants to **Nicholas R. House and Ginger M. House**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 77 Tract 1438, Eighth Addition to North Hills-Phase 2, 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 **\$79,500.00**. (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.

206

File No.: **7021-783864 (DMC)**
Date: **03/28/2006**

Page 2 of 2