

M06-07752

Klamath County, Oregon

04/20/2006 03:32:16 PM

Pages 2 Fee: \$26.00



After recording return to:
Scott D. Cossairt
PO Box 1025
Keno, OR 97627

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

Scott D. Cossairt
PO Box 1025
Keno, OR 97627

File No.: 7021-799773 (ALF)
Date: April 11, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Iris Stockton, Grantor, conveys and warrants to **Scott D. Cossairt**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 in Block 31 Fifth Addition to Klamath River Acres, 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 **\$210,000.00**. (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.

Dated this 18 day of April, 2006

26F

8c

APN: 622552

Statutory Warranty Deed
- continued

File No.: 7021-799773 (ALF)
Date: 04/11/2006

Iris Stockton
Iris Stockton

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 18 day of April, 2006
by **Iris Stockton**, by Craig Stockton, atty in fact
Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-06

