

**M06-08407**

Klamath County, Oregon

04/28/2006 03:39:58 PM

Pages 2 Fee: \$26.00



After recording return to:  
Stephen Stuart and Wendy Stuart  
419 N. 10th  
Klamath Falls OR  
97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Stephen Stuart and Wendy Stuart  
Address as shown above.

File No.: 7021-798845 (MTA)  
Date: April 19, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**DAVID S. JOHNSON**, Grantor, conveys and warrants to **STEPHEN STUART and WENDY STUART, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The North 55 feet of Lot 16 in Block 211 of Mills Second Addition, 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 **\$50,000.00**. (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.

*JSF*

APN: R613768

Statutory Warranty Deed  
- continued

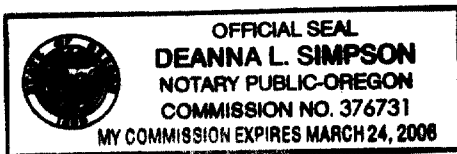
File No.: 7021-798845 (MTA)  
Date: 04/19/2006


Dated this 26<sup>th</sup> day of APRIL, 2006.

  
David Johnson

STATE OF Oregon )  
County of ~~Klamath~~ MULTNOMAH )ss.

This instrument was acknowledged before me on this 26<sup>th</sup> day of APRIL, 2006  
by **David Johnson**.



  
Notary Public for Oregon  
My commission expires: ~~March 22, 2009~~ 3-24-08