



MTC-73526 SH

THIS SPACE RESER

M06-08474

Klamath County, Oregon

05/01/2006 03:14:41 PM

Pages 2 Fee: \$26.00

After recording return to:

Michael T. Joyner

412 Michigan Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Michael T. Joyner

412 Michigan Street

Klamath Falls, OR 97601

Escrow No. MT73526-SH

Title No. 0073526

SWD

STATUTORY WARRANTY DEED

James A. Sowles, Grantor(s) hereby convey and warrant to **Michael T. Joyner and Nancy M. Joyner, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 5 in Block 8, EXCEPT the Easterly 280 feet, FIRST ADDITION TO KENO WHISPERING PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4007-012A0-00200-000

Key No: 618709

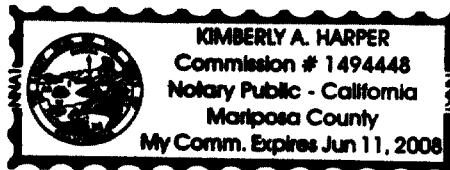
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$125,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

K.A.H.
Dated this 27 day of April, 2006

X James A. Sowles
James A. Sowles



State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 27, 2006 by James A. Sowles.

Kimberly A. Harper
(Notary Public for Oregon) California

My commission expires June 11, 2008

26.00

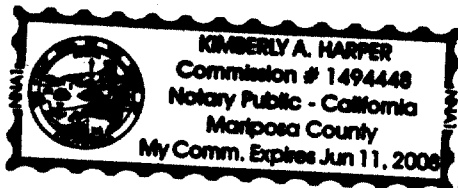
ALL - PURPOSE ACKNOWLEDGEMENT

State of California
County of Mariposa

On 4/27/06 before me, Kimberly A. Harper
(DATE) (NOTARY)

personally appeared, James A. Sowles
(SIGNERS)

☒ 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.



WITNESS my hand and official seal.

Kimberly A. Harper
NOTARY SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

OTHER

RIGHT THUMBPRINT
OF
SIGNER

