

M06-08631

Klamath County, Oregon

05/03/2006 10:50:24 AM

Pages 3 Fee: \$31.00



After recording return to:

Mr. and Mrs. David Kalus

915 NW 9th St
Klamath Falls, OR.
97601

Until a change is requested all tax statements
shall be sent to the following address:
David Kalus and Linda Kalus
Address as shown above.

File No.: 7021-809971 (MTA)

Date: April 27, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

JESSE C. NEIGHBORS, III and ELAINE F. NEIGHBORS, husband and wife, Grantor, conveys and warrants to DAVID KALUS and LINDA KALUS, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 in Block 25, Tract 1113, Oregon Shores-Unit 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 **\$14,950.00**. (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: 245050

Statutory Warranty Deed
- continued

File No.: 7021-809971 (MTA)
Date: 04/27/2006

Dated this 1st day of May, 2006.

Jesse C. Neighbors III
Jesse C. Neighbors III

Elaine F. Neighbors
Elaine F. Neighbors

STATE OF California)
County of VENTURA)ss.

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Jesse C. Neighbors, III and Elaine F. Neighbors.**

*SEE
ATTACHED*

Notary Public for California
My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

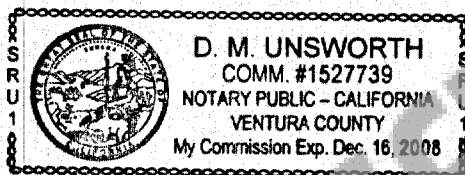
State of California

County of Ventura } ss.

On May 1st, 2006 before me, D. M. UNSWORTH, Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Jesse C. Neighbors III, Elaine F. Neighbors
Name(s) of Signer(s)

☐ personally known to me
☒ 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.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 4-26-06 Number of Pages: 3

Signer(s) Other Than Named Above: [Signature]

Capacity(ies) Claimed by Signer

Signer's Name: [Signature]

- ☒ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

