

mtc-74153 MS

THIS SPACE RESERVED FOR RECORDER'S USE



M06-08637

Klamath County, Oregon

05/03/2006 10:59:23 AM

Pages 1 Fee: \$21.00

After recording return to:

Tawnia L. Shaw

6708 Waggoner Court

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Tawnia L. Shaw

6708 Waggoner Court

Klamath Falls, OR 97603

Escrow No. MT74153-MS

Title No. 0074153

SWD

STATUTORY WARRANTY DEED

Patricia J. Hardy, Grantor(s) hereby convey and warrant to **Tawnia L. Shaw**, 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 2 Block 5, Tract 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-013AB-03600-000

Key No: 568790

Together with a 1978 Manufactured Home, Plate #X155050

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 **\$65,000.00**.

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)).

Dated this 28 day of April, 2006

Patricia J. Hardy
Patricia J. Hardy

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4/28, 2006 by Patricia J. Hardy.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/2006

21.0