

M06-08678

Klamath County, Oregon

05/03/2006 03:18:32 PM

Pages 2 Fee: \$26.00



After recording return to:
Matt Strom and Jessica Strom
10518 Kincheloe Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Matt Strom and Jessica Strom
10518 Kincheloe Ave
Klamath Falls, OR 97603

File No.: 7021-801189 (DMC)
Date: April 25, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Pat Louise CuvIELlo, Grantor, conveys and warrants to **Matt Strom and Jessica Strom as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Unit 10518 (Kincheloe Avenue), Tract 1365 - Falcon Heights Condominiums - Stage 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 **\$128,400.00**. (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.

Handwritten initials

APN: **R886022**

Statutory Warranty Deed
- continued

File No.: **7021-801189 (DMC)**
Date: **04/25/2006**

Dated this 27 day of April, 2006.



Pat Louise Cuvillo

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of April, 2006
by **Pat Louise Cuvillo**.





Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009