



MTC-73981SH

THIS SPACE RESERVED FOR RECORDER'S USE

M06-09887

Klamath County, Oregon

05/16/2006 02:53:24 PM

Pages 1 Fee: \$21.00

After recording return to:

Patrick M. Heaton1170 Crescent AveKlamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Patrick M. Heaton1170 Crescent AveKlamath Falls, OR 97601Escrow No. MT73981-SHTitle No. 0073981

SWD

STATUTORY WARRANTY DEED

Mary Louise Noud, Grantor(s) hereby convey and warrant to **Patrick M. Heaton and Michelle R. Meng, as tenants in common, 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 8 in Block 12 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029DD-03500-000

Key No: 371555

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 **\$136,000.00**.

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 15 day of MAY, 2006.

Mary Louise Noud
Mary Louise Noud

By: James M. Noud
James M. Noud, Her Attorney In Fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 15, 2006 by James M. Noud, as Attorney In Fact for Mary Louise Noud.

MICHELE KAY O'BRYANT
Notary Public
State of Idaho

(Notary Public for Oregon)

My commission expires

7/13/2010

21.0