

**M06-09956**

Klamath County, Oregon

05/17/2006 11:59:02 AM

Pages 2 Fee: \$26.00



After recording return to:  
Jeffrey A. Hinrichs and Lynn M.  
Hinrichs  
2190 NW Maier Lane  
Albany, OR 97321

Until a change is requested all tax statements  
shall be sent to the following address:  
Jeffrey A. Hinrichs and Lynn M.  
Hinrichs  
2190 NW Maier Lane  
Albany, OR 97321

File No.: 7064-801128 (HH)  
Date: May 04, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Wayne L. Antone, III and Annette R. Antone**, Grantor, conveys and warrants to **Jeffrey A. Hinrichs and Lynn M. Hinrichs as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 12 in Block 10 of Tract 1122, 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 **\$173,000.00**. (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.


26. - P

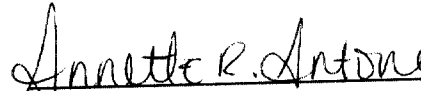
APN: R166661

Statutory Warranty Deed  
- continued

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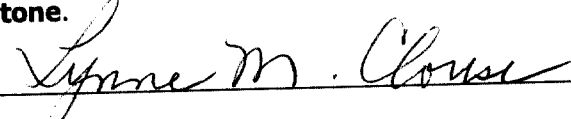
Dated this 12 day of May, 2006.

  
Wayne L. Antone III

  
Annette R. Antone

STATE OF Oregon )  
County of ~~Klamath~~ Lane )ss.  
)

This instrument was acknowledged before me on this 12 day of May, 2006  
by **Wayne L. Antone, III and Annette R. Antone.**

  
Lynne M. Clouse



Notary Public for Oregon  
My commission expires: 5/9/07