

mtc-74212 st

THIS SPACE RESERVE



M06-10688

Klamath County, Oregon

05/26/2006 10:21:36 AM

Pages 1 Fee: \$21.00

After recording return to:

Janice J. Starr-Maciulski

5104 Mazama Drive

Klamath Falls, OR 97603

Until a change is requested all  
tax statements shall be sent to

The following address:

Janice J. Starr-Maciulski

5104 Mazama Drive

Klamath Falls, OR 97603

Escrow No. MT74212-SH

Title No. 0074212

SWD

### STATUTORY WARRANTY DEED

**Irene Michaels**, Grantor(s) hereby convey and warrant to **Janice J. Starr-Maciulski**, 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 12 in Block 2 of TRACT NO. 1044, WEMBLY PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909-011DC-02900-000

Key No.: 558612

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 **\$250,000.00**.

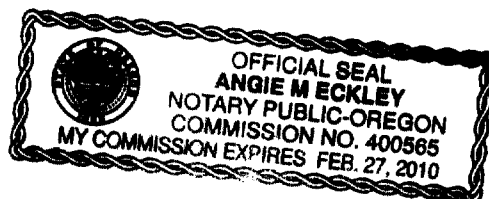
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 23rd day of May, 2006

Irene Michaels  
Irene Michaels

State of Oregon

County of KLAMATH Deschutes



This instrument was acknowledged before me on May 23rd, 2006 by Irene Michaels.

Angie M. Eckley  
(Notary Public for Oregon)

My commission expires 2-27-2010

21.00