



After recording return to:  
Cristina Negoita  
828 Wocus Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Cristina Negoita  
828 Wocus Street  
Klamath Falls, OR 97601

File No.: 7021-821303 (DMC)  
Date: May 23, 2006

**M06-10781**

Klamath County, Oregon

05/26/2006 03:40:02 PM

Pages 2 Fee: \$26.00

THIS

### STATUTORY WARRANTY DEED

**Donald M. Morgan and Christine A. Morgan as tenants by the entirety**, Grantor, conveys and warrants to **Cristina Negoita and Andrew W. H. Cooke as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lots 4, 5 and 6 Block 4 Buena Vista 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.**

**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 **\$159,900.00**. (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.

APN: 435657

Statutory Warranty Deed  
- continued

File No.: 7021-821303 (DMC)  
Date: 05/23/2006

Dated this 25 day of May, 2006.

Donald M. Morgan  
Donald M. Morgan

Christine A. Morgan  
Christine A. Morgan

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 25 day of May, 2006  
by **Donald M. Morgan and Christine A. Morgan**

Adrien Fleek  
~~Sari Chan~~  
Notary Public for Oregon  
My commission expires: November 7, 2009 12306

