

M06-11016

Klamath County, Oregon

05/31/2006 02:47:10 PM

Pages 1 Fee: \$21.00

After Recording Return to:

ANITA MATYS

P.O. Box 746

Klamath Falls, Or.

Until a change is requested all tax statements

Shall be sent to the following address:

ANITA MATYS

Same as above

ASPER: 63375 ms

**WARRANTY DEED**  
(INDIVIDUAL)

**JULIE G. MC CARREL**, herein called grantor, convey(s) to **ANITA MATYS**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 5, Block 15, Tract No. 1027, MT. SCOTT MEADOW**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 008 MAP 3107-012AO TL 06000 KEY #82564**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$5,500.00**.  
(here comply with the requirements of ORS 93.930)

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 May 22, 2006.

*Julie G. McCarrel*  
JULIE G. MC CARREL

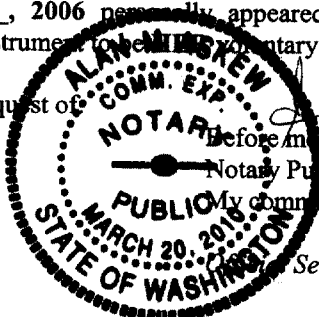
STATE OF WASHINGTON, County of KING ) ss.

On MAY 24, 2006 personally appeared the above named **JULIE G. MC CARREL** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063375



*Alan M. Askeu*  
Notary Public for Washington **ALAN M. ASKEU**  
My commission expires: 03.20.2010

Seal

\$21-A