

**M06-11293**

Klamath County, Oregon

06/02/2006 03:41:00 PM

Pages 2 Fee: \$26.00



After recording return to:  
Stacey Mathis  
5960 Shasta Way  
Klamath Falls, OR 97603

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

Stacey Mathis  
5960 Shasta Way  
Klamath Falls, OR 97603

File No.: 7021-826987 (DMC)

Date: May 31, 2006

THIS SPACE RESERVED FOR RECORDERS USE

### STATUTORY WARRANTY DEED

**Barbara A. Hunter**, Grantor, conveys and warrants to **Stacey Mathis**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 42 First Addition to Madison Park, 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 **\$155,000.00**. (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.

Dated this 31 day of May, 2006.

26. F

APN: 506759

Statutory Warranty Deed  
- continued

File No.: 7021-826987 (DMC)  
Date: 05/31/2006

x Barbara A. Hunter  
Barbara A. Hunter

STATE OF Oregon )  
County of Coos )ss.  
)

This instrument was acknowledged before me on this 31 day of May, 2006  
by **Barbara A. Hunter**.

Darla Wallis

Notary Public for Oregon  
My commission expires:

8-9-08

