

**M06-11534**

Klamath County, Oregon

06/07/2006 02:50:06 PM

Pages 2 Fee: \$26.00

MTC 74504-MG

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED  
BY THE PERSON REPRESENTING THE  
ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DO NOT  
AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

**After Recording, Return To:**

**Keith A. Hicks**

**P.O. Box 113**

**Bly, OR 97622**

**1. Name(s) of the Transaction(s):**

**Statutory Warranty Deed**

**2. Direct Party (Grantor):**

**Mary Jane Sheldon, Trustee of the Shelmar Company Profit Sharing Trust  
Plan**

**3. Indirect Party (Beneficiary):**

**Keith A. Hicks and Rita J. Hicks**

**4. True and Actual Consideration Paid:**

**\$7,500.00**

**5. Legal Description:**

**Lot 31, Block 1, FIRST ADDITION TO BLEY-WAS HEIGHTS, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.**

**Tax Account No: 3714-003DB-01300-000**

**Key No: 407232**

26.00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

Keith A. HicksP.O. Box 113Bly, OR 97622

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

Same as aboveEscrow #MT74504-MSSWD**STATUTORY WARRANTY DEED**

**Mary Jane Sheldon, Trustee of the Shelmar Company Profit Sharing Trust Plan**, Grantor(s) hereby convey and warrant to **Keith A. Hicks and Rita J. Hicks**, 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 31, Block 1, FIRST ADDITION TO BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

**Tax Account No: 3714-003DB-01300-000****Key No: 407232**

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 **\$7,500.00**.

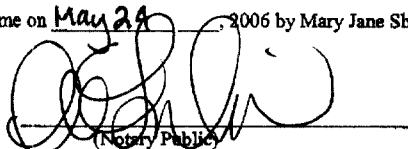
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 24 day of May, 2006

  
Mary Jane Sheldon, as Trustee of the Shelmar Company Profit Sharing Trust Plan

State of WASHINGTONCounty of THURSTON

This instrument was acknowledged before me on May 29, 2006 by Mary Jane Sheldon, Trustee of the Shelmar Company Profit Sharing Trust Plan.

  
(Notary Public)

My commission expires 7-27-09

