

M06-13451

Klamath County, Oregon

06/30/2006 03:37:31 PM

Pages 1 Fee: \$21.00

Rt
o/c
AFTER RECORDING, RETURN TO:

Nicki J. Hill
2015 Huron Street
Klamath Falls, OR 97601

Until requested otherwise, send all
tax statement to:

Nicki J. Hill
2015 Huron Street
Klamath Falls, OR 97601

WARRANTY DEED

Anthony A. Hill, "Grantor," hereby convey and warrant, to Nicki J. Hill, "Grantee," and grantee's heirs, successors and assigns the following real property, free of encumbrances except for matters of public record or as specifically set forth herein the County of Klamath, State of Oregon, to wit:

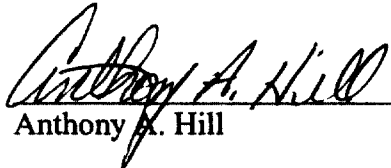
THE N 1/2 OF LOT 4 IN BLOCK 6, THIRD ADDITION TO ALTAMONT ACRES,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per dissolution settlement agreement.

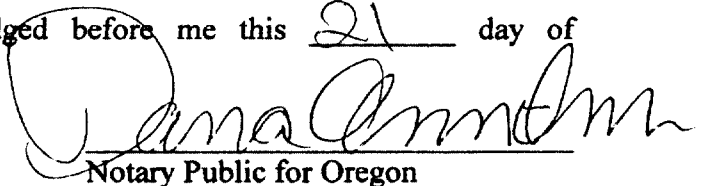
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

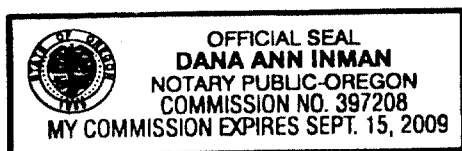
Dated this 21 day of June, 2006.


Anthony A. Hill

STATE OF OREGON)
)ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me this 21 day of June, 2006 by Anthony A. Hill.


Notary Public for Oregon



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