

M06-13714

Klamath County, Oregon

07/06/2006 03:43:21 PM

Pages 2 Fee: \$26.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Scott A. Berry
10411 Kincheloe Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Scott A. Berry
10411 Kincheloe Ave
Klamath Falls, OR 97603

File No.: 7021-838727 (DMC)
Date: July 03, 2006

STATUTORY WARRANTY DEED

Joey Mc Namara, Grantor, conveys and warrants to **Scott A. Berry, an unmarried man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Falcon Heights Condominium, Stage 2, Unit Number 10411, 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 **\$137,000.00**. (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.

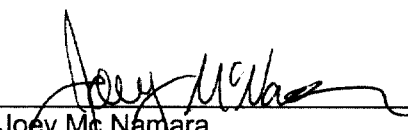
26. F

APN: R885999

Statutory Warranty Deed
- continued

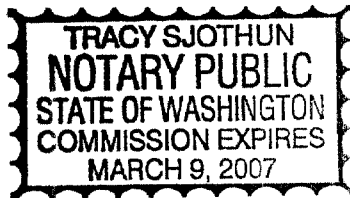
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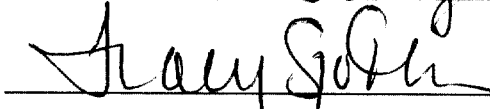
Dated this 5 day of July, 2006.


Joey Mc Namara

STATE OF ~~Oregon~~ Washington
County of Clark) ss.

This instrument was acknowledged before me on this 5th day of July, 2006
by **Joey Mc Namara**.




Notary Public for ~~Oregon~~ WASHINGTON
My commission expires: 3-9-07