

-MTC 74949-SH



M06-13751

Klamath County, Oregon

07/07/2006 11:37:44 AM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sherrie C. Anocibar

5159 Hwy 97 N

Klamath Falls, OR 97601

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

Sherrie C. Anocibar

5159 Hwy 97 N

Klamath Falls, OR 97601

Escrow No. MT74949-SH

STANDARD

STATUTORY WARRANTY DEED

Michael W. Johnston and Cynthia E. Johnston, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Sherrie C. Anocibar**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$239,000.00**.

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 6 day of July, 2006.

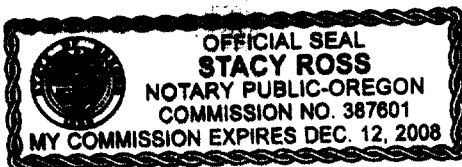
Michael W. Johnston
Michael W. Johnston

Cynthia E. Johnston
Cynthia E. Johnston

State of Oregon

County of ~~KLAMATH~~ Jackson

This instrument was acknowledged before me on July 6th, 2006 by Michael W. Johnston and Cynthia E. Johnston.



Stacy Ross
(Notary Public for Oregon)

My commission expires 12-12-08

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1 in Block 13, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019CD-07201-000

Key No: 882277