

M06-13757

Klamath County, Oregon

07/07/2006 11:52:27 AM

Pages 2 Fee: \$26.00



After recording return to:
Nancy Gayler
5197 Ankeny Street
Klamath Falls, OR 97603

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

Nancy Gayler
5197 Ankeny Street
Klamath Falls, OR 97603

File No.: 7021-843052 (MTA)

Date: July 05, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

MS
Matthew L. Soule and Katy M Soule as tenants by the entirety, Grantor, conveys and warrants to **Nancy Gayler**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 13 BLOCK 8 TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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 **\$199,900.00**. (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.

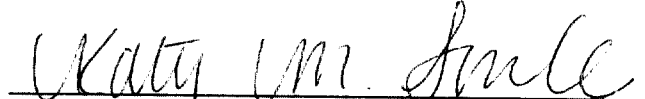
APN: 575933

Statutory Warranty Deed
- continued

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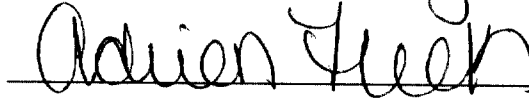
Dated this 6 day of July, 2006


Matthew L. Soule


Katy M Soule

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 6 day of July, 2006
by **Matthew L. Soule and Katy M Soule.**



Notary Public for Oregon
My commission expires: 12-3-06

