

M06-14358

Klamath County, Oregon

07/17/2006 03:40:21 PM

Pages 3 Fee: \$31.00



After recording return to:
Julie Ann Geaney
3017 Hammer St.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Julie Ann Geaney
3017 Hammer St.
Klamath Falls, OR 97603

File No.: 7021-851364 (SAC)
Date: July 12, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dan Martin Construction, Inc., an Oregon corporation, Grantor, conveys and warrants to **Julie Ann Geaney**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The Taxes, a lien not yet payable.
2. 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 **\$235,900.00**. (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.

Dated this 12 day of July, 2006.

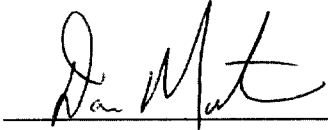
31.5 F

APN: **R891689**

Statutory Warranty Deed
- continued

File No.: **7021-851364 (SAC)**
Date: **07/12/2006**

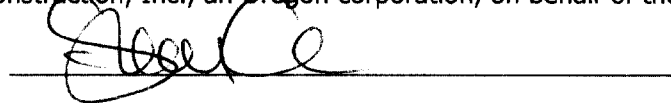
Dan Martin Construction, Inc., an Oregon
corporation



By: Dan Martin, President

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12 day of July, 2006
by Dan Martin as President of Dan Martin Construction, Inc., an Oregon corporation, on behalf of the .



Notary Public for Oregon
My commission expires:



APN: **R891689**

Statutory Warranty Deed
- continued

File No.: **7021-851364 (SAC)**
Date: **07/12/2006**

EXHIBIT A

LEGAL DESCRIPTION:

LOT 24, TRACT 1315-WOODWORTH PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.