



MTC 75999-TM THIS SPACE RESEI

M06-15126
Klamath County, Oregon
07/27/2006 02:48:49 PM
Pages 2 Fee: \$26.00

After recording return to:
JASON D. OUTLAW

Same as below

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

JASON D. OUTLAW
846 California Ave
K Falls Or 97601

Escrow No. MT75999-TM
Title No. 0075999

SWD

STATUTORY WARRANTY DEED

DAVID BRUCE MASL and SHIREEN M. MASL, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JASON D. OUTLAW**, 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:

Beginning at the most Easterly corner of Lot 12, Block 107, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, and running thence Northwesterly along the Northeasterly boundary of the said Lot 12, 96.72 feet, more or less, to the most Easterly corner of the tract heretofore deeded to Geo. T. Morgan by deed recorded in Book 100 at Page 109, Deed Records of Klamath County, Oregon; thence Southwesterly along the Southeasterly boundary of the said tract deeded to Geo. T. Morgan, 36.89 feet, more or less, to a point on the Northeasterly boundary of the tract heretofore deeded to W.C. Townsend by deed recorded in Book 86 at Page 595, Deed Records of Klamath County, Oregon; thence Southeasterly along the said Northeasterly boundary of tract deeded to W.C. Townsend 101.71 feet, more or less, to a point in the Northwesterly boundary of California Avenue; which also marks the Southeasterly boundary of the Lot 12; thence Northeasterly 42.82 feet more or less along the said Northwesterly boundary of California Avenue to the point of beginning.

Tax Account No: 3809-032BB-06100-000 Key No: 409908

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 **\$117,000.00**.

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 17 day of July, 06.

David Bruce Masl
DAVID BRUCE MASL
Shireen M. Masl
SHIREEN M. MASL

State of Oregon
County of KLAMATH

26.00

This instrument was acknowledged before me on July 18, 2006 by DAVID BRUCE MASL and SHIREEN M. MASL.

T Mc Daniel
(Notary Public for Oregon)



My commission expires 12/17/09