

M06-15228

Klamath County, Oregon

07/28/2006 11:55:11 AM

Pages 2 Fee: \$26.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Daniel L Justman and Monica
Justman

*5122 Hornedale Rd
Klamath Falls, OR
97603*

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

Daniel L Justman and Monica Justman
Address as shown above.

File No.: 7021-869069 (MTA)

Date: July 25, 2006

STATUTORY WARRANTY DEED

JASON ICENBICE, Grantor, conveys and warrants to **DANIEL L. JUSTMAN and MONICA JUSTMAN, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 2, BLOCK 61, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Subject to:

1. The **2006-'07** 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. AND**
3. **Deed of Trust, including the terms and provisions thereof recorded November 17, 2005, in Book M-05, page 69257, Klamath County official records, in favor of Novastar Mortgage, Inc./Mortgage Electronic Registration Systems, Inc., and subsequently assigned to American Servicing Company, which Deed of Trust the Grantees herein DO NOT assume and agree to pay and Grantor hereby holds Grantees harmless therefrom and states and affirms that said Deed of Trust will be paid in full prior to, or at the time of, payment in full of the All-inclusive Trust Deed from Grantees herein in favor of Grantor herein which is being recorded immediately subsequent to the recording of this Warranty Deed.**

The true consideration for this conveyance is **\$118,500.00**. (Here comply with requirements of ORS 93.030)

26.5 F

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 25th day of July, 2006.


Jason Icenbice

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27th day of July, 2006
by **Jason Icenbice**.


Notary Public for Oregon
My commission expires: March 22, 2009

