2006-016136 Klamath County, Oregon

SALAMENTO,

After recording return to: Floyd M. Hubbs and Suzanne Mills-Hubbs 32741 Saginaw Rd. W. Cottage Grove, OR 97424

Until a change is requested all tax statements shall be sent to the following address: Floyd M. Hubbs and Suzanne Mills-Hubbs 32741 Saginaw Rd. W. Cottage Grove, OR 97424

File No.: 7192-870497 (JLS) Date: August 04, 2006 00000889200600161360020021

08/10/2006 03:46:37 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

THI

Richard L. Cheshire and Molly Cox-Cheshire as tenants by the entirety, Grantor, conveys and warrants to **Floyd M. Hubbs and Suzanne Mills-Hubbs**, **husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE EAST 60 FEET OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 IN BLOCK 11 OF TRACT 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

- 1. The 2006-2007 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 \$50,000.00. (Here comply with requirements of ORS 93.030)

ale: F

File No.: **7192-870497 (JLS)**Date: **08/04/2006**

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 8 day of A	, 20 <u>06</u> .
In his Illiste	Molly Car - Cheshire
Richard L. Cheshire	Molly Cox-Cheshire

STATE OF Oregon

)ss.)

County of Lane

This instrument was acknowledged before me on this $6^{\prime\prime}$ day of 1

day of August

, 20<u>04</u>

by Richard L. Cheshire and Molly Cox-Cheshire.

Notary Public for Oregon My commission expires: