

2006-016590
Klamath County, Oregon



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08/17/2006 03:22:26 PM

Fee: \$26.00



THIS SPACE

After recording return to:
Marshall Staunton and Cynthia A.
Staunton

P.O. Box 334
Klamath Falls, OR.
97601

Until a change is requested all tax statements
shall be sent to the following address:
Marshall Staunton and Cynthia A.
Staunton
Address shown above.

File No.: 7021-863857 (MTA)
Date: August 03, 2006

STATUTORY WARRANTY DEED

DIONNE L. HASFORTH, Grantor, conveys and warrants to **MARSHALL STAUNTON and CYNTHIA A. STAUNTON, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE WEST 24 FEET OF LOT 48 AND ALL OF LOT 49; THE WEST 24 FEET OF LOT 55 AND ALL OF LOT 54 ALL IN ROSELAWN SUBDIVISION OF BLOCK 70, BUENA VISTA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. ALSO ONE-HALF OF THE VACATED ALLEY ADJACENT TO SAID LOT.

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.

The true consideration for this conveyance is **\$140,257.00**. (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 4th day of August, 2006.

Dionne L. Hasforth
Dionne L. Hasforth

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 4th day of August, 2006 by **Dionne L. Hasforth**.

Marlene T. Addington

Notary Public for Oregon

My commission expires: March 22, 2009

