



After recording return to:

Teresa N Snyder

3300 Bienn St  
Klamath Falls, OR  
97601

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

Teresa N Snyder  
315 Lytton Street  
Klamath Falls, OR 97601

File No.: 7021-870536 (MTA)

Date: August 08, 2006

2006-016711

Klamath County, Oregon



00001586200600167110020025

08/18/2006 03:29:21 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**MARK KALINOSKI and COLLEEN KALINOSKI, husband and wife**, Grantor, conveys and warrants to **TERESA N. SNYDER**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOTS 7 AND 8 BLOCK 19 NORTH KLAMATH FALLS, 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 **\$130,000.00**. (Here comply with requirements of ORS 93.030)

26-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 17 day of August, 2006.

Mark Kalinoski

Mark Kalinoski

Colleen Kalinoski

Colleen Kalinoski

STATE OF Oregon Texas )  
County of Klamath Bell )ss.

This instrument was acknowledged before me on this 17 day of August, 2006  
by **Mark Kalinoski and Colleen Kalinoski.**

Gayle Simecek

Notary Public for Oregon Texas  
My commission expires:

May 25, 2010

