



After recording return to:  
Mark N. Mabey and Mary E. Mabey  
6816 Bly Mountain Cutoff Road  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Mark N. Mabey and Mary E. Mabey  
6816 Bly Mountain Cutoff Road  
Bonanza, OR 97623

File No.: 7021-843932 (DMC)  
Date: August 18, 2006

**2006-016745**  
Klamath County, Oregon



08/21/2006 11:28:24 AM

Fee: \$31.00

### STATUTORY WARRANTY DEED

**Edward W. Sawyer and Joanne Marjorie Sawyer, as tenants by the entirety as to Parcel 1, and Edward William Sawyer and Joeanne Marjorie Sawyer as tenants by the entirety as to Parcel 2 and Edward W. Sawyer and JoeAnne M. Sawyer as tenants by the entirety as to Parcel 3, Grantor, conveys and warrants to Mark N. Mabey and Mary E. Mabey as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**PARCEL 1: LOT 12 BLOCK 69, KLAMATH FALLS FOREST ESTAES HIGHWAY 66 UNIT, PLAT NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**PARCEL 2: LOT 19 BLOCK 69, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**PARCEL 3: LOT 20 BLOCK 69, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, 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 **\$300,000.00**. (Here comply with requirements of ORS 93.030)

31-F

APN: **465437**

Statutory Warranty Deed  
- continued

File No.: **7021-843932 (DMC)**  
Date: **08/18/2006**

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 21 day of August, 2006.

Joanne Marjorie Sawyer  
Joanne Marjorie Sawyer

Edward W. Sawyer  
Edward William Sawyer

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 21 day of August, 2006  
by **Edward William Sawyer and Joanne Marjorie Sawyer.**



Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009