

MTC 76388-LW

2006-016781

Klamath County, Oregon



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08/21/2006 02:46:55 PM

Fee: \$31.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:

Patricia Ann Sims

933 Owens St

Klamath Falls, OR 97601

1. Name(s) of the Transaction(s):

Warranty Deed

2. Direct Party (Grantor):

Carolyn Long, who acquired title as Carolyn V. Nigh

3. Indirect Party (Grantee):

Patricia Ann Sims

4. True and Actual Consideration Paid:

\$6,000.00

5. Legal Description:

That portion of Lot 8, Block 16, situated North and West of a point West 686 feet and South 635 feet from the NE corner of said Lot, also described as all of said Lot except the East 686 feet and the South 635 feet thereof lying in KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3313-02300-03300-000

Key No: 177105

31.00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

PATRICIA ANN SIMS933 Owens StKlamath Falls, OR 97601

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

PATRICIA ANN SIMS933 Owens StKlamath Falls, OR 97601Escrow No. MT76388-LWTitle No. 0076388

SWD

STATUTORY WARRANTY DEED

CAROLYN V. LONG, who acquired title as **CAROLYN V. NIGH**, Grantor(s) hereby convey and warrant to **PATRICIA ANN SIMS**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

That portion of Lot 8, Block 16, situated North and West of a point West 686 feet and South 635 feet from the NE corner of said Lot, also described as all of said Lot except the East 686 feet and the South 635 feet thereof lying in **KLAMATH FALLS FOREST ESTATES SYCAN UNIT**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3313-02300-03300-000

Key No: 177105

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$6,000.00**.

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.

Page 2 - Statutory Warranty Deed - Signature/Notary Page
Escrow No. MT76388-LW

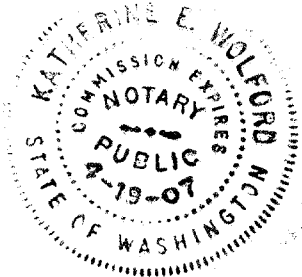
Dated this 17 day of August 2006
Carolyn V. Long
CAROLYN V. LONG, who acquired title as CAROLYN V. NIGH

State of Washington

County of Pierce

On this day personally appeared before me Carolyn V. Long, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 17 day of August, 2006.



Katherine E. Wolford
Printed Name: KATHERINE E. WOLFORD
Notary Public in and for the State of
Washington residing at Pierce Co.
My appointment expires 4-19-2007