

MTC 76110-DS



2006-016872

Klamath County, Oregon



08/22/2006 11:04:33 AM

Fee: \$36.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mona Staehr

100 Kincaid Road

Williams, OR 97544

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

Mona Staehr

100 Kincaid Road

Williams, OR 97544

Escrow No.
SWD-EM

MT76110-DS

STATUTORY WARRANTY DEED

Ronald R. Lawhon and Kathleen A. Lawhon, Grantor(s) hereby convey and warrant to **Mona Staehr**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$10,000.00**.

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.

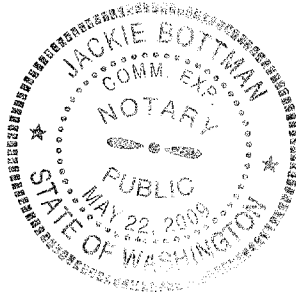
THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

36.00

Statutory Warranty Deed

Pg 2 of 2

Dated this 18 day of August 2006
Ronald R. Lawhon
Ronald R. Lawhon



Kathleen A. Lawhon

State of WA
County of Snohomish

This instrument was acknowledged before me on August 18, 2006 by Jackie Bottman.

[Signature]
(Notary Public)
My commission expires 5-22-09

Unofficial Copy

Dated this 10th day of Aug, 06.

Ronald R. Lawhon

Kathleen A. Lawhon
Kathleen A. Lawhon

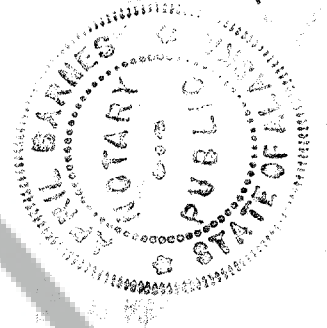
State of Alaska
County of FNSB

This instrument was acknowledged before me on Aug 10, 2006 by Kathleen A. Lawhon

April Barnes
(Notary Public)

My commission expires

NOTARY PUBLIC
APRIL BARNES
STATE OF ALASKA
My Commission Expires July 16, 2008



Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

The N1/2 NW1/4 NE1/4 of Section 33, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described parcel:

Beginning at an iron pin located on the Southwest corner of Lot 4, Block 13, Tract No. 1010, FIRST ADDITION TO FERGUSON MOUNTAIN PINES, a recorded plat in Klamath County, Oregon; thence North 89° 44' 23" West along the North line of Packsaddle Circle as dedicated in said subdivision 660.0 feet, more or less, to its intersection with the West line of the NE1/4 of NW1/4 of NE14; thence North along the said West line 660.0 feet, more or less, to the North line of Section 33, said Township and Range; thence South 89° 42' 08" East, along the said North line, 660.0 feet, more or less, to an iron pin located on the corner of said subdivision; thence South 01° 19' 29" West, along said subdivision line 664.88 feet to the point of beginning.

Tax Account No: 3513-033A0-01400-000

Key No: 296780

Unofficial
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