



After recording return to:
Jonathan Mark Hagen and Carla Jean
Hagen
5623 Mason Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Jonathan Mark Hagen and Carla Jean
Hagen
5623 Mason Lane
Klamath Falls, OR 97601
File No.: 7021-870717 (MTA)
Date: August 29, 2006

2006-017586
Klamath County, Oregon



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08/31/2006 03:17:10 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

SANDRA L. KUENZI, who acquired title as **Sandra L. Pierce**, Grantor, conveys and warrants to **JONATHAN MARK HAGEN and CARLA JEAN HAGEN, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3, BLOCK 6, TRACT 1016, GREEN ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 **\$315,000.00**. (Here comply with requirements of ORS 93.030)

36 - F

APN: 492782

Statutory Warranty Deed
- continued

File No.: 7021-870717 (MTA)
Date: 08/29/2006

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 30 day of August, 2006.

Sandra L. Kuenzi
Sandra L. Kuenzi

STATE OF Oregon)

County of Klamath)ss.

This instrument was acknowledged before me on this 30th day of August, 2006 by **Sandra L. Kuenzi formerly known as Sandra L. Pierce.**

Marlene T. Addington

Notary Public for Oregon

My commission expires: 3-22-2009

