



THIS SPAC

2006-017725
Klamath County, Oregon



09/01/2006 03:18:08 PM

Fee: \$21.00

After recording return to:

Anthony Mahoney

1841 Hope Street

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to

The following address:

Anthony Mahoney

1841 Hope Street

Klamath Falls, OR 97603

Escrow No. MT76461-SH

Title No. 0076461

SWD

MT7-76461SH

STATUTORY WARRANTY DEED

Lyudmila I. Vovchenko, Grantor(s) hereby convey and warrant to **Anthony Mahoney**, 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:

Lot 73, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002BA-06800-000

Key No: 515035

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 **\$105,000.00**.

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.

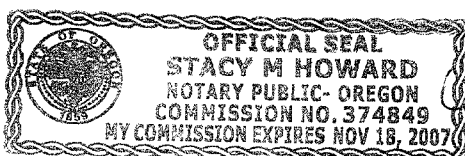
Dated this 30 day of Aug 2006

Lyudmila I. Vovchenko
Lyudmila I. Vovchenko

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 30, 2006 by Lyudmila I. Vovchenko.



Stacy M Howard
(Notary Public for Oregon)
My commission expires Nov 18, 2007

21.00