

2006-018344

Klamath County, Oregon



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09/12/2006 11:06:44 AM

Fee: \$21.00

After Recording Return to:

STEPHEN NAPIER, TRUSTEE
MARY ANNA NAPIER, TRUSTEE
6415 CORSINI PLACE

RANCHO PALOS VERDES, CA. 90275

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ASPEN: 63889 MS
WARRANTY DEED
(INDIVIDUAL)

LYNNE MATUK, herein called grantor, convey(s) to STEPHEN NAPIER AND MARY ANNA NAPIER TRUSTEES OF THE NAPIER TRUST DATED JUNE 11, 2003, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 8 and 9, Block 6, LATAKOMIE SHORES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-007CD TL 09500 KEY #231065
CODE 138 MAP 3507-007CD TL 09600 KEY #231056

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$140,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated September 6, 2006.

LYNNE MATUK

STATE OF OREGON, County of Clackamas ss.

On Sept. 11th, ~~2005~~ ²⁰⁰⁶ personally appeared the above named LYNNE MATUK and acknowledged the foregoing instrument to be **HER** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063889

Before me:
Notary Public for Oregon
My commission expires: 3/12/10

Official Seal

