



THIS SPACE RES

2006-018775
Klamath County, Oregon



09/19/2006 11:22:26 AM

Fee: \$21.00

After recording return to:
MATTHEW L. HENSTEIN
15445 SE PIAZZA AVE.
CLACKAMAS, OR 97015

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

MATTHEW L. HENSTEIN
15445 SE PIAZZA AVE.
CLACKAMAS, OR 97015

Escrow No. MT76626-LW
Title No. 0076626

SWD

MTK76626-LW

STATUTORY WARRANTY DEED

CHARLES BEAR and ~~LORETTA CRISS-BEAR~~, as tenants by the entirety, Grantor(s) hereby convey and warrant to MATTHEW L. HENSTEIN and JOHN R. HENSTEIN and KATHLEEN E. HENSTEIN, with the rights of survivorship, 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 16, Block 35, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-009D0-01100-000

Key No: 462591

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 \$36,500.00.

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.

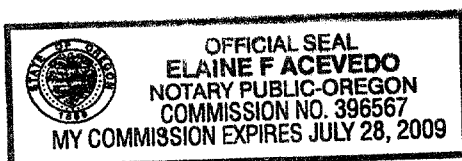
Dated this 11 day of Sept., 2006

Charles Bear
CHARLES BEAR

~~LORETTA CRISS-BEAR~~

State of Oregon
County of Union

This instrument was acknowledged before me on Sept. 11, 2006, 2006 by CHARLES BEAR and ~~LORETTA CRISS-BEAR~~.



Elaine F Acevedo
(Notary Public for Oregon)

My commission expires 7-28-2009