

2006-019137  
Klamath County, Oregon



THIS SPACE



09/22/2006 03:48:02 PM

Fee: \$26.00

After recording return to:  
Cristopher L. Rick and Shawna L. Rick  
1737 Tiffany  
Klamath Falls, OR.  
97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Cristopher L. Rick and Shawna L. Rick  
Address as shown above.

File No.: 7021-887629 (MTA)  
Date: August 25, 2006

### STATUTORY WARRANTY DEED

**M. RUTH NOVAK**, Grantor, conveys and warrants to **CRISTOPHER L. RICK and SHAWNA L. RICK, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOTS 10, 11 AND 12 BLOCK 37, MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$255,000.00**. (Here comply with requirements of ORS 93.030)

261-F

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. *R SR*

Dated this 25th day of August, 2006.

*M. Ruth Novak*  
M. Ruth Novak  
*John J. Novak*  
STATE OF Oregon )  
)ss.

County of Klamath )

This instrument was acknowledged before me on this 28<sup>th</sup> day of August, 2006  
by ~~M. Ruth Novak~~ *John J. Novak* *Attorney in fact for M. Ruth Novak*

*Marlene T. Addington*  
\_\_\_\_\_  
Notary Public for Oregon

My commission expires: March 22, 2009

