

2006-019588  
Klamath County, Oregon



00005015200600195880020026

09/28/2006 03:46:44 PM

Fee: \$26.00



After recording return to:  
Michael Halcomb

P.O. Box 302  
Beatty, OR. 97621

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

Michael Halcomb

Address as shown above.

File No.: 7021-901296 (MTA)

Date: September 27, 2006

THIS SI

### STATUTORY WARRANTY DEED

**Sylvia Rosandich**, Grantor, conveys and warrants to **Michael Halcomb**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 44 BLOCK 125 KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 4,  
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 **\$30,000.00**. (Here comply with requirements of ORS 93.030)

26. 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.

Dated this 28<sup>th</sup> day of September, 2006.

Sylvia Rosandich  
Sylvia Rosandich

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 28<sup>th</sup> day of September, 2006 by **Sylvia Rosandich**.

Marlene T. Addington

Notary Public for Oregon  
My commission expires: March 22, 2009

