

2006-020350

Klamath County, Oregon



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10/10/2006 03:46:09 PM

Fee: \$26.00



After recording return to:
Arthur F. Spangler and Valarie B.
Spangler
2540 Vine Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Arthur F. Spangler and Valarie B.
Spangler
2540 Vine Ave
Klamath Falls, OR 97601
File No.: 7021-901126 (DMC)
Date: October 03, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

David C. Jonasson and Carol M. Jonasson not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to Arthur F. Spangler and Valarie B. Spangler as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 521 BLOCK 127, MILLS 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 **2006-2007** 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 **\$139,900.00**. (Here comply with requirements of ORS 93.030)

APN: 482418

Statutory Warranty Deed
- continued

File No.: 7021-901125 (DMC)
Date: 10/03/2006

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 6 day of October, 2006.

David C. Jonasson
David C. Jonasson

Carol M. Jonasson
Carol M. Jonasson

STATE OF Oregon)
County of Lane)ss.
)

This instrument was acknowledged before me on this 6 day of October, 2006 by **David C. Jonasson and Carol M. Jonasson.**



S. Rogerson
Notary Public for Oregon
My commission expires: