

2006-020449
Klamath County, Oregon



After recording return to:
Diane Lynn Edwards
1614 Crescent Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Diane Lynn Edwards
1614 Crescent Ave
Klamath Falls, OR 97601

File No.: 7021-891298 (DMC)
Date: October 02, 2006

THIS SP/



10/11/2006 02:54:21 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Tony Nunes and Rebecca Nunes, Grantor, conveys and warrants to **Diane Edwards**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE EASTERLY 90 FEET OF LOT 5, EXCEPTING THE NORTH 5 FEET IN BLOCK 33 OF HILLSIDE 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 **\$135,000.00**. (Here comply with requirements of ORS 93.030)

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 2 day of October, 2006

Tony M. Nunes
Tony Nunes

Rebecca Nunes
Rebecca Nunes

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 2 day of October, 2006
by **Tony Nunes and Rebecca Nunes.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009