



THIS SPACE RESE

2006-020640

Klamath County, Oregon



10/13/2006 03:20:44 PM

Fee: \$21.00

After recording return to:

Teresa A. Selig-Hardt

1935 E. Lowell Street

Klamath Falls, OR 97601

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

Teresa A. Selig-Hardt

1935 E. Lowell Street

Klamath Falls, OR 97601

Escrow No. MT76712-DS

Title No. 0076712

SWD

MT76712<sup>DS</sup>

STATUTORY WARRANTY DEED

Teresa A. Selig, Grantor(s) hereby convey and warrant to Teresa A. Selig-Hardt, 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 6 in Block 5 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.

Tax Account No: 3809-029AA-00600-000

Key No: 186612

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 & fees not yet due and payable.~~

The true and actual consideration for this conveyance is \$0.00.

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.

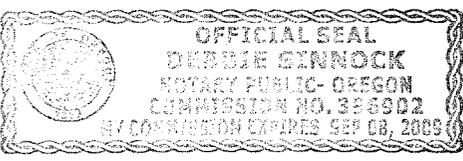
Dated this 9th day of Oct 2006

Teresa A. Selig (signature)

State of Oregon
County of Klamath

This instrument was acknowledged before me on 10-9, 2006 by Teresa A. Selig.

Debbie Sinnock (signature)
(Notary Public for Oregon)



My commission expires 9-8-09

21.00