



THIS SPACE RE:

2006-021265

Klamath County, Oregon



00006972200600212650010019

10/23/2006 03:32:37 PM

Fee: \$21.00

After recording return to:

Ryan P. Nyseth

1782 Kane Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Ryan P. Nyseth

1782 Kane Street

Klamath Falls, OR 97603

Escrow No.

MT77211-MS

Title No.

0077211

SWD

MT77211MS

### STATUTORY WARRANTY DEED

**Timothy C. Stewart and Shevin L. Stewart, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Ryan P. Nyseth and Christie M. Nyseth, as tenants by the entirety**, 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 26 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is **\$195,000.00**.

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 19th day of Oct, 2006.

Timothy C. Stewart  
Timothy C. Stewart

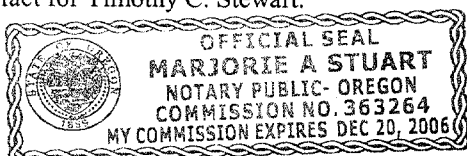
By Shevin L. Stewart  
Shevin L. Stewart, his attorney in fact

Shevin L. Stewart  
Shevin L. Stewart

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 10/19, 2006 by Shevin L. Stewart, individually and as attorney in fact for Timothy C. Stewart.



MA Stuart  
(Notary Public for Oregon)

My commission expires 12/20/2006

200