



THIS SPACE RESE

2006-021269
Klamath County, Oregon



10/23/2006 03:35:52 PM

Fee: \$31.00

After recording return to:

Jeanne Steen

8391 Beverly Blvd. #437

Los Angeles, CA 90048

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

Jeanne Steen

8391 Beverly Blvd. #437

Los Angeles, CA 90048

Escrow No. MT76905-DS

Title No. 0076905

SWD

MT76905^{DS}

STATUTORY WARRANTY DEED

Roland R. Magland, Emelyn Y. Magland, Richard R. Maglalang and Helen R. Wakefield, as tenants in common, Grantor(s) hereby convey and warrant to **Jeanne Steen**, 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:

The North 75 feet of Lot 4, Block 1, SHIVES 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: 3809-029CD-00700-000

Key No: 367203

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 **\$92,000.00**.

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.

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

31⁰⁰

Dated this 9th day of Oct, 2006.

Roland R. Magland
Roland R. Magland

Emelyn Y. Magland
Emelyn Y. Magland

Richard R. Maglalang

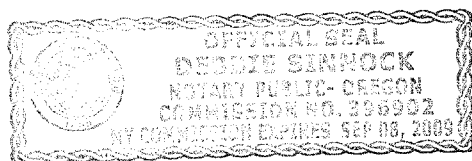
Helen R. Wakefield

BY: _____
Teresa G. Maglalang, her attorney in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-9-, 2006 by Roland R. Magland, Emelyn Y. Magland,
~~Richard R. Maglalang and Helen R. Wakefield.~~

Debbie Sinnock
(Notary Public for Oregon)



My commission expires 9-8-09

Dated this 9th day of Oct, 2006.

Roland R. Magland

Emelyn Y. Magland

Richard R. Maglalang

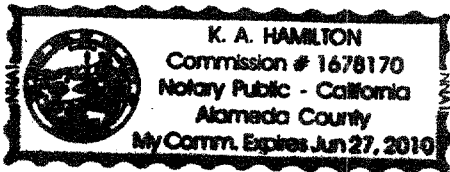
Helen R. Wakefield

By: Richard R. Maglalang
Richard R. Maglalang, her attorney in fact

State of California }
County of Alameda } ss.

On October 9, 2006 before me, K.A. Hamilton, Notary Public
personally appeared Richard R. Maglalang

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature of Notary Public

OPTIONAL
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: October 9, 2006 Number of Pages: Two

Signer(s) Other Than Named Above: Roland R. Magland, Emelyn Y. Magland

Capacity(ies) Claimed by Signer

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

