



THIS SPACE RE:

2006-021572
Klamath County, Oregon



10/26/2006 03:16:25 PM

Fee: \$21.00

After recording return to:

Amy Marie Silva

1624 Etna Street

Klamath Falls, OR 97603

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

Amy Marie Silva

1624 Etna Street

Klamath Falls, OR 97603

Escrow No. MT77345-DS

Title No. 0077345

SWD

MT77345 DS

STATUTORY WARRANTY DEED

Hazel Ritchie, also known as Hazelle Ritchie, Grantor(s) hereby convey and warrant to **Amy Marie Silva**, 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:

Tract 14 of GARDEN TRACTS, 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 **\$170,000.00**.

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 25 day of Oct, '06.

Hazel Ritchie aka Hazelle Ritchie
Hazel Ritchie, also known as Hazelle Ritchie

BY: Coleen R. Depue her atty in fact
Coleen R. Depue, her attorney in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-25-, 2006 by Coleen R. Depue, attorney in fact for Hazel Ritchie, also known as Hazelle Ritchie.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09



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