



THIS SPACE RESE

2006-022107

Klamath County, Oregon



11/03/2006 11:11:55 AM

Fee: \$21.00

After recording return to:

Bradley Jack Hayes

4523 Laverne Avenue

Klamath Falls, OR 97603

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

Bradley Jack Hayes

4523 Laverne Avenue

Klamath Falls, OR 97603

Escrow No. MT77135-SH

Title No. 0077135

SWD

MT77135 SH

STATUTORY WARRANTY DEED

Margaret E. Scarlett, Grantor(s) hereby convey and warrant to **Bradley Jack Hayes**, 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 12 of LLOYD'S TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011CB-00200-000

Key No: 553190

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 **\$186,000.00**.

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 2 day of Nov, 2006

Margaret E. Scarlett
Margaret E. Scarlett

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov 2, 2006 by Margaret E. Scarlett.



Stacy M Howard
(Notary Public for Oregon)
My commission expires Nov 18, 2007

25