

2006-023234

Klamath County, Oregon



THIS SPACE



11/20/2006 03:06:45 PM

Fee: \$31.00

After recording return to:
ELIZABETH A. DIAZ
465 Carter Drive
Grants Pass, OR 97526

Until a change is requested all tax statements
shall be sent to the following address:
ELIZABETH A. DIAZ

File No.: 7151-935677 (CAH)
Date: November 17, 2006

STATUTORY WARRANTY DEED

NORMAN ROSE AND MARTHA ROSE, Grantor, conveys and warrants to **ELIZABETH A. DIAZ**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$56,000.00**. (Here comply with requirements of ORS 93.030)

31-F

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 17 day of November, 2006

Norman L Rose
NORMAN ROSE

Martha J. Rose
MARTHA ROSE

STATE OF Oregon)
County of KLAMATH)ss.
)

This instrument was acknowledged before me on this 17 day of November, 2006
by **NORMAN ROSE and MARTHA ROSE.**

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-06

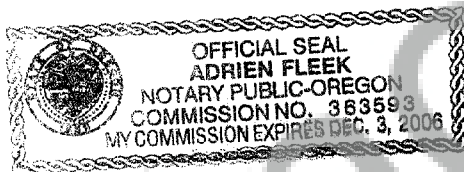


EXHIBIT A

LEGAL DESCRIPTION:

THE EASTERLY 70 FEET OF LOT 16, BLOCK 41, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON. AND THE SOUTHEASTERLY 1 FEET OF THE NORTHEASTERLY 70.4 FEET OF LOT 15, BLOCK 41 OF THE HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON.

Unofficial
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