

2006-023672
Klamath County, Oregon



00009760200600236720020021

11/28/2006 11:47:33 AM

Fee: \$26.00



After recording return to:
Charles Carl Brown and Karen Brown
950 Del Fatti Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Charles Carl Brown and Karen Brown
950 Del Fatti Lane
Klamath Falls, OR 97603

File No.: 7391-822415 (cv)
Date: November 20, 2006

THIS ST

STATUTORY WARRANTY DEED

Melony K. Hakola, Grantor, conveys and warrants to **Charles Carl Brown and Karen Brown as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 42 in Block 3, Tract 1017-Mountain Lakes Homesites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$6,500.00**. (Here comply with requirements of ORS 93.030)

26-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 20th day of November, 20 06.

Melony K. Hakola
Melony K. Hakola

STATE OF Oregon)
)ss.
County of Douglas)

This instrument was acknowledged before me on this 20th day of November, 20 06
by **Melony K. Hakola**.

Claudette S Von Derahe

Notary Public for Oregon

My commission expires: 12/2/08

