

MTC 77786-SH

THIS SPACE RE

2006-024390

Klamath County, Oregon



12/08/2006 03:16:46 PM

Fee: \$21.00

After recording return to:

Margaret A. Nielsen

1538 Hope Street

Klamath Falls, OR 97603

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

Margaret A. Nielsen

1538 Hope Street

Klamath Falls, OR 97603

Escrow No. MT77786-SH

Title No. 0077786

SWD

### STATUTORY WARRANTY DEED

**Israel Hunter**, Grantor(s) hereby convey and warrant to **Margaret A. Nielsen**, 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:

Parcel 2 of Land Partition 23-96 being Lots 69 and 70 of "LEWIS 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 **\$214,000.00**.

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.

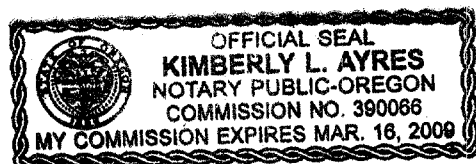
Dated this 7<sup>th</sup> day of December, 2006

Israel Hunter

State of Oregon

County of **KLAMATH**

This instrument was acknowledged before me on 12/7/, 2006 by Israel Hunter.

  
(Notary Public for Oregon)

My commission expires Mar 16, 2009

21.00