



MTCT77344KR  
After recording return to:  
Janet L. Sullivan  
~~4480 Austin Street~~ PO Box 42  
Klamath Falls, OR ~~97603~~ 97601

THIS SPACE RESERVE

2006-024861  
Klamath County, Oregon



12/15/2006 03:34:08 PM

Fee: \$26.00

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

Janet L. Sullivan  
~~4480 Austin Street~~ PO Box 42  
Klamath Falls, OR ~~97603~~ 97601

Escrow No. MT77344-KR  
Title No. 0077344

SWD

### STATUTORY WARRANTY DEED

**James M. Nowaski and Tami L. Nowaski, as tenants in common**, Grantor(s) hereby convey and warrant to **Janet L. Sullivan**, 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:

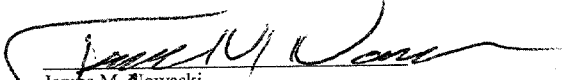
**Lot 89 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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 **\$70,000.00**.

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.

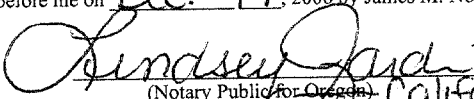
Dated this 14 day of December, 06

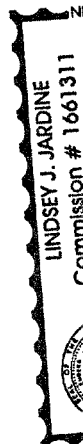
  
James M. Nowaski

  
Tami L. Nowaski

State of ~~Oregon~~ California  
County of Sanasta

This instrument was acknowledged before me on Dec. 14, 2006 by James M. Nowaski and Tami L. Nowaski.

  
(Notary Public for ~~Oregon~~ California)  
My commission expires April 25, 2010



See Attached  


240-

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

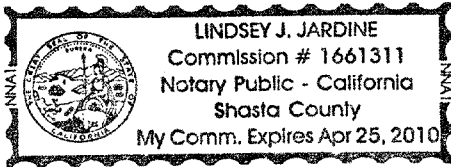
County of Shasta } ss.

On December 14 2006, before me, Lindsey Jardine, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared James M. Nowaski and  
Name(s) of Signer(s)  
Tami L. Nowaski

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal Above

Lindsey Jardine  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Statutory Warranty Deed

Document Date: December 14, 2006 Number of Pages: 1

Signer(s) Other Than Named Above: NA

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: James M. Nowaski

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: Tami L. Nowaski

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_