



THIS SPACE R

2006-024863  
Klamath County, Oregon



12/15/2006 03:35:01 PM

Fee: \$21.00

MTCTT724LW

After recording return to:  
FREDERICK L. MANTHEI  
59 CANTERBURY AVE  
Daly City, CA 94015

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

FREDERICK L. MANTHEI  
59 CANTERBURY AVE  
Daly City, CA 94015

Escrow No. MT77724-LW  
Title No. 0077724

SWD

### STATUTORY WARRANTY DEED

**LOUANN BARNES**, Grantor(s) hereby convey and warrant to **FREDERICK L. MANTHEI and CATHY M. MANTHEI**, as tenants by the entirety, 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:

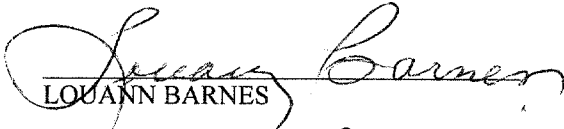
Lot 2, Block 4, Tract 1027, MT. SCOTT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$8,500.00**.

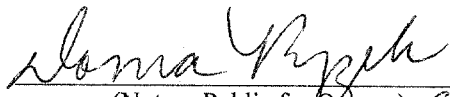
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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<sup>nd</sup> day of December, 2006

  
LOUANN BARNES

State of ~~Oregon~~ CALIFORNIA  
County of ~~KLAMATH~~ SANTA BARBARA

This instrument was acknowledged before me on 02 Dec., 2006 by LOUANN BARNES.

  
(Notary Public for ~~Oregon~~ California)

My commission expires 30 Oct. 2007



