



After recording return to:
Dennis Hynes
13131 HWY 39
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Dennis Hynes
13131 HWY 39
Klamath Falls, OR 97603

File No.: 7021-1030020 (ALF)
Date: April 25, 2007

2007-008133
Klamath County, Oregon



00021689200700081330020025

05/04/2007 03:00:55 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Earl D. Nash and Irene D. Nash, husband and wife, Grantor, conveys and warrants to **Dennis Hynes**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 5, BLOCK 97, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$148,000.00**. (Here comply with requirements of ORS 93.030)

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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, 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 4 day of May, 2007.

Earl D. Nash
Earl D. Nash

Irene D. Nash
Irene D. Nash

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 4 day of May, 2007 by **Earl D. Nash and Irene D. Nash.**

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-10

