

2007-011753  
Klamath County, Oregon



06/29/2007 11:50:30 AM

Fee: \$31.00



After recording return to:  
Bradley Mangan and Jamie Mangan  
7016 Hager  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Bradley Mangan and Jamie Mangan  
7016 Hager  
Klamath Falls, OR 97603

File No.: 7021-1038209 (ALF)  
Date: May 11, 2007

THIS SPA

### STATUTORY WARRANTY DEED

**Todd U. Stewart**, Grantor, conveys and warrants to **Bradley Mangan and Jamie Mangan, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

*BM  
JM*

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$185,000.00**. (Here comply with requirements of ORS 93.030)

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 28 day of June, 2007.

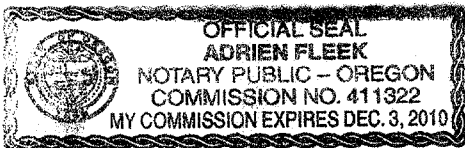
Todd U Stewart  
Todd U Stewart

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 28 day of June, 2007  
by **Todd U Stewart**.

Adrien Fleek

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



APN: **R589054**

Statutory Warranty Deed  
- continued

File No.: **7021-1038209 (ALF)**  
Date: **05/11/2007**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

Lot 11 in Block 3 of Tract 1172, Shield Crest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84 page 4256, Deed records of Klamath County, Oregon.