



00048730200800092870020029

06/24/2008 03:17:22 PM

Fee: \$26.00



THIS SPACE

After recording return to:  
Nathan R Parks and Stephanie S  
Agresti-Parks *PO BOX 714*  
*15812 Timberline Lane Keno, OR*  
*Klamath Falls, OR 97601-97687*

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

Nathan R Parks and Stephanie S  
Agresti-Parks *same address*  
*15812 Timberline Lane*  
*Klamath Falls, OR 97601*

File No.: 7021-1226338 (ALF)

Date: June 02, 2008

### STATUTORY WARRANTY DEED

**Matthew Dart Broyles and Cheryl Lynne Broyles, husband and wife**, Grantor, conveys and warrants to **Nathan R Parks and Stephanie S Agresti-Parks, 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:

**LOT 3, BLOCK 6, ORIGINAL PLAT, KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE 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 **\$295,000.00**. (Here comply with requirements of ORS 93.030)

F24

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 23 day of June, 2008

Matthew Dart Broyles  
Matthew Dart Broyles

Cheryl Lynne Broyles  
Cheryl Lynne Broyles

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 23 day of June, 2008  
by **Matthew Dart Broyles and Cheryl Lynne Broyles.**

Adrien Fleeck

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

