

UTC 85005-SH



THIS SPACE

2009-006836

Klamath County, Oregon



00066129200900068360030033

05/15/2009 11:41:18 AM

Fee: \$31.00

After recording return to:

NICK HAZA

6125 LAMAR ST.

ARVADA, CO 80003

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

NICK HAZA

6125 LAMAR ST.

ARVADA, CO 80003

Escrow No. MT85005-SH

Title No. 0085005

SWD-EM

### STATUTORY WARRANTY DEED

**ANTHONY EDWARDS and CHARMAINE EDWARDS, as tenants by the entirety, Grantor(s)**  
hereby convey and warrant to **NICK HAZA, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$75,000.00**.

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, 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, CHAPTER 424, OREGON LAWS 2007.

31amt

Dated this

14<sup>th</sup>

day of

May

2009

ANTHONY EDWARDS

CHARMAINE EDWARDS



State of Oregon

County of KLAMATH

This instrument was acknowledged before me on May 14, 2009 by ANTHONY EDWARDS and CHARMAINE EDWARDS.

Heather Scurba

(Notary Public for Oregon)

My commission expires Feb 9, 2010

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lot 9 in Block 11, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

All that portion of said Lot 9 lying Southeasterly of the following described line:

Beginning at a point on the Southwesterly line of said Lot 9 which bears South 54°02'28" East a distance of 1200 feet from the most Westerly corner thereof; thence North 35°57'32" East to a point on the Northeasterly line of said lot, being the same property as described in that deed to Maarten DeJongh, recorded September 20, 1971 in Book M71, page 9973, Microfilm Records of Klamath County, Oregon.

Excepting therefrom any portion lying within the limits of the County Road described in Book 350, page 251, Deed Records of Klamath County, Oregon.