

05 JUL 7 PM3:40



After recording return to:  
Edward L. Van Tassel and Dana L.  
Van Tassel  
421 Sunset Beach Road  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Edward L. Van Tassel and Dana L. Van  
Tassel  
421 Sunset Beach Road  
Klamath Falls, OR 97601  
File No.: 7021-592754 (SAC)  
Date: June 27, 2005

Vol M05 Page 51999

State of Oregon, County of Klamath  
Recorded 07/07/05 3:46 PM  
Vol M05 Pg 51999-52001  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

THIS SPACE FOR

### STATUTORY WARRANTY DEED

**Stephen P. Hall and Victoria Hall as tenants by the entirety**, Grantor, conveys and warrants to  
**Edward L. Van Tassel and Dana L. Van Tassel as tenants by the entirety**, Grantee, the following  
described real property free of liens and encumbrances, except as specifically set forth herein:

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

**This property is free from liens and encumbrances, EXCEPT:**

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.
2. The Taxes, a lien not yet payable..

THIS INSTRUMENT WILL 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.

The true consideration for this conveyance is **\$557,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 5 day of July, 2005.

31F

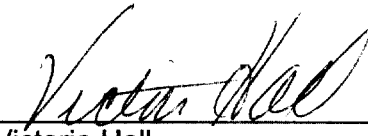
52000

APN: 431562

Statutory Warranty Deed  
- continued

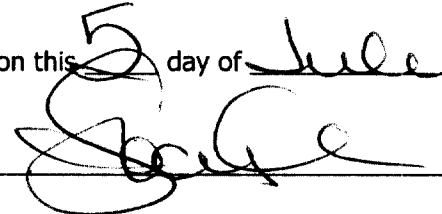
File No.: 7021-592754 (SAC)  
Date: 06/27/2005

  
\_\_\_\_\_  
Stephen P. Hall

  
\_\_\_\_\_  
Victoria Hall

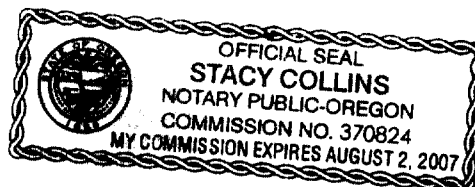
STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Stephen P. Hall and Victoria Hall.**

  
\_\_\_\_\_

Notary Public for Oregon

My commission expires: 8-2-07



APN: 431562

Statutory Warranty Deed  
- continuedFile No.: 7021-592754 (SAC)  
Date: 06/27/2005**EXHIBIT A****LEGAL DESCRIPTION:**

All of Block 6, Together with that portion of vacated alley vacated by Order recorded January 16, 1974 in Volume M74 page 528, Deed records of Klamath County, Oregon, and that portion of vacated Cherry Street, vacated by Order recorded January 16, 1974 in Volume M74 page 532, Deed records of Klamath County, Oregon, which inured thereto;

All of Block 7, Together with that portion of vacated alley, vacated by Order recorded January 16, 1974 in Volume M74 page 526, Deed records of Klamath County, Oregon, and that portion of vacated Cherry Street, vacated by Order recorded January 16, 1974 in Volume M74 page 532, Deed records of Klamath County, Oregon, and that portion of vacated Halo Street, vacated by Order recorded January 16, 1974 in Volume M74 page 530, Deed records of Klamath County, Oregon, which inured thereto;

Lots 1, 2, 3 and 4 in Block 16, TOGETHER WITH that portion of vacated Halo Street, vacated by Order recorded January 16, 1974 in Volume M74 page 530, Deed records of Klamath County, Oregon, which inured thereto, all in TERMINAL CITY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.