

MTZ - 70586 SH



State Of Oregon, County Of Klamath

M05-61323

08/05/2005 02:58:55 PM

Of Pages 2 Fee: \$26.00

After recording return to:

NEIL M. WALLE

808 Main Street

Klamath Falls, OR 97601

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

NEIL M. WALLE

808 Main Street

Klamath Falls, OR 97601

Escrow No. MT70586-SH

Title No. 0070586

SWD

STATUTORY WARRANTY DEED

JOHN R. WARNER and KATIE M. WARNER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **NEIL M. WALLE and JENNY M. WALLE, as tenants by the entirety**, 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 **\$165,000.00**.

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.

Dated this 4 day of Aug, 2005

John R. Warner
JOHN R. WARNER

Katie M. Warner
KATIE M. WARNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 4, 2005 by JOHN R. WARNER and KATIE M. WARNER.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11/18/2007

2600.com

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 15, Block 42 of HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the extreme Southeast corner of Lot 14, Block 42 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, as duly recorded and platted; thence North $37^{\circ} 1'$ East 150.4 feet along the Southerly and Easterly line of said Lot 14, Block 42, Hot Springs Addition; thence South $54^{\circ} 52'$ East 43.4 feet along the Southerly line of the alley through Block 42, Hot Springs Addition; thence South $35^{\circ} 8'$ West 150.4 feet; thence North $54^{\circ} 52'$ West 48.7 feet along the Northeasterly line of Alameda to the point of beginning all being in the SE1/4 SW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3809-028CD-06300-000

Key No: 373820