

MTZ- 71507 stt



**M05-63907**

Klamath County, Oregon

09/09/2005 02:50:16 PM

Pages 2 Fee: \$26.00

After recording return to:

Leroy Helsel

10248 McGuire Ave

Klamath Falls, OR 97603

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

Leroy Helsel

10248 McGuire Ave

Klamath Falls, OR 97603

Escrow No. MT71507-SH

Title No. 0071507

SWD

### STATUTORY WARRANTY DEED

**Michael F. Collins and Michelle L. Collins, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Leroy Helsel and Becky Helsel, 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:

Parcel 3 of Land Partition 52-98 being portion of Lot 16, Block 2, SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-036CC-00200-000

Key No: 451932

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.

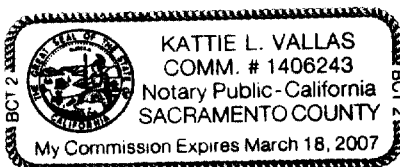
Dated this 7<sup>th</sup> day of September, 2005

Michael F. Collins

Michelle L. Collins

State of ~~Oregon~~ California  
County of ~~KLAMATH~~ Sacramento

This instrument was acknowledged before me on September 7, 2005 by Michael F. Collins and ~~Michelle L. Collins~~.



(Notary Public for ~~Oregon~~ California)

My commission expires March 18, 2007

26.00

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on SEPTEMBER, 9TH, 2005 by Michelle L. Collins.



Stacy M. Howard  
(Notary Public for Oregon)

My commission expires 11/18/2007