

MT70910SH



**M05-65520**

Klamath County, Oregon

09/30/2005 03:23:04 PM

Pages 2 Fee: \$26.00

After recording return to:

CHRISTOPHER A. MICHALAK

1326 Shelley St

Klamath Falls, OR 97601

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

CHRISTOPHER A. MICHALAK

1326 Shelley St

Klamath Falls, OR 97601

Escrow No. MT70910-SH

Title No. 0070910

SWD

### STATUTORY WARRANTY DEED

**EDWARD KEITH TOMPKINS**, Grantor(s) hereby convey and warrant to **CHRISTOPHER A. MICHALAK and JODIE M. MICHALAK, 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 **\$40,000.00**.

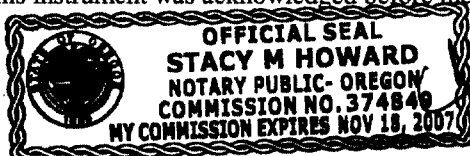
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

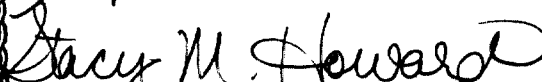
Dated this 27 day of Sept, 2005

  
EDWARD KEITH TOMPKINS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 27, 2005 by EDWARD KEITH TOMPKINS.



  
(Notary Public for Oregon)

My commission expires 11/18/2007

2600

## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

Lot 1, Block 125, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the South 102 feet of Lot 1.

ALSO Being all that portion of the strip of land lying contiguous to the Northerly and East boundary lines of Lot 1, Block 125, MILLS ADDITION, City of Klamath Falls, shown on the Map filed May 1, 1926, in the Klamath County records, and between the extended North and the extended East boundary lines of said lot to the centerline of that strip of land described in that certain Correction Deed to the United States dated September 28, 1912, recorded in Book 38, page 209, filed in the records of Klamath County, State of Oregon.

### PARCEL 2:

All that portion of Lot 5, a subdivision of Block 125 MILLS ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point in the North line of said Lot 5 aforesaid, 79.5 feet Westerly from the Northeast corner of said lot, and running thence Westerly along the north line of said Lot 5, 60 feet to an intersection with the West line of Lot 3 in said Block 125, if extended North; thence South along the West line of Lot 3 extended, 46.5 feet to the Northerly line of the U.S. Government "B" Lateral Canal right of way; thence Southeasterly along said right of way line 66.2 feet, more or less, to an intersection with the East line of said Lot 3; if extended North; thence North 73.7 feet to the point of beginning.

ALSO Being all that portion of the strip of land lying contiguous to the Southerly boundary line of the portion of Lot 5, Block 125, MILLS ADDITION, City of Klamath Falls, described in deed filed in Volume 86 at Page 89 of the Klamath County records, and between the extended East and the extended West boundary lines of said portion of Lot 5 to the centerline of that strip of land described in that certain Correction Deed to the United States dated September 28, 1912, recorded in Book 38, page 209, filed in the records of Klamath County, State of Oregon.

### PARCEL 3:

All that portion of Lot 5, Subdivision of Block 125 Mills Addition to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point in the North line of said Lot 5 aforesaid, 139.5 feet Westerly from the Northeast corner of said Lot, and running thence Westerly along the Northerly line of said Lot 5, 50 feet to an intersection with the West line of Lot 2 in said Block 125, if extended North; thence South along the West line of said Lot 2 extended, 22 feet to the Northerly line of the U. S. Government B. Lateral Canal right of way; thence Southeasterly along said right of way line to an intersection with the East line of said Lot 2 aforesaid, extended North; thence North 46.5 feet to the place of beginning.

Being all that portion of the strip of land lying contiguous to the West and the Southerly boundary lines of the portion of Lot 5, Block 125, MILLS ADDITION, City of Klamath Falls, described in Volume 86 at Page 90 of the Klamath County records, and between the extended North and the extended East boundary lines of said portion of Lot 5 to the centerline of that strip of land described in that certain Correction Deed to the United States dated September 28, 1912, recorded in Book 38, page 209, filed in the records of Klamath County, State of Oregon.

Tax Account No: 3809-033AD-01300-000      Key No: 481614