

MT71431 SH



**M05-68355**

Klamath County, Oregon

11/04/2005 02:48:15 PM

Pages 2 Fee: \$26.00

After recording return to:

Anthony B. Filippis

240-6 Pualei

Lahaina, HI 96761

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

Anthony B. Filippis

240-6 Pualei

Lahaina, HI 96761

Escrow No. MT71431-SH

Title No. 0071431

SALP

### STATUTORY WARRANTY DEED

A.

H.

**Richard Dechellis and Karen Dechellis**, Grantor(s) hereby convey and warrant to **Anthony B. Filippis and Lisa F. Filippis, 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 **\$219,900.00**.

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.

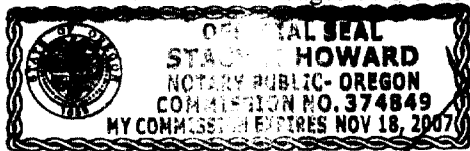
Dated this 31 day of Oct, 2005

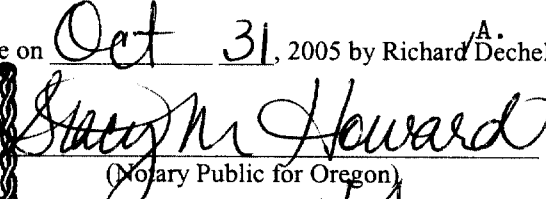
  
Richard Dechellis

  
Karen Dechellis

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct 31, 2005 by Richard <sup>A.</sup>Dechellis and Karen <sup>H.</sup>Dechellis.



  
(Notary Public for Oregon)  
My commission expires 11/18/2007

26.0

## EXHIBIT "A" LEGAL DESCRIPTION

Those portions of Lots 2 and 3 in Block 37 of HOT SPRINGS 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, described as follows:

Beginning at the most Northerly corner of said Lot 2; thence Southwesterly along the line between Lots 1 and 2 in said Block 37, 100 feet; thence Southerly and parallel to Pacific Terrace 45 feet; thence Southwesterly parallel to Portland Street, 50 feet to the alley; thence Southerly and parallel to Pacific Terrace, 10 feet to the Northerly line of Lot 3 in said Block 37; thence Easterly along said line of Lot 3 62 1/2 feet; thence Southerly and parallel to Pacific Terrace 1 foot; thence Easterly parallel to Portland Street 87 1/2 feet to Pacific Terrace; thence Northerly along the Westerly line of Pacific Terrace 56 feet to the point of beginning.

TOGETHER WITH an easement for joint driveway as granted by instrument recorded October 20, 1945 in Volume 181, page 170, Deed Records of Klamath County, Oregon.

Tax Account No: 3809-028BC-09700-000      Key No: 217492