



After recording return to:
Mark A. Garner and Astrid E. Garner

*1347 Montreal Ln
Sebastopol CA
95172*

Until a change is requested all tax statements
shall be sent to the following address:
Mark A. Garner and Astrid E. Garner
Address shown above.

File No.: 7021-701559 (MTA)
Date: November 22, 2005

M05-70141

Klamath County, Oregon

11/30/2005 03:42:04 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

GLENN A. WHITE and MONA J. TREADWAY, husband and wife, Grantor, conveys and warrants to **MARK A. GARNER and ASTRID E. GARNER, husband and wife**, 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.

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 **\$216,000.00**. (Here comply with requirements of ORS 93.030)


Dated this 29th day of November, 2005.

APN: 411398

Statutory Warranty Deed
- continued

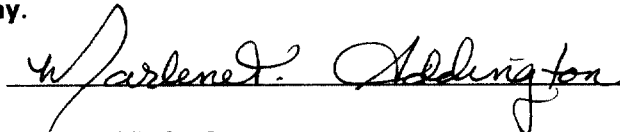
File No.: 7021-701559 (MTA)
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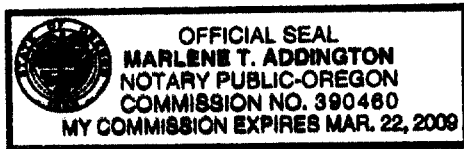

Glenn A. White


Mona J. Treadway

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29th day of November, 2005
by **Glenn A. White and Mona J. Treadway.**


Notary Public for Oregon
My commission expires: 3-22-2009



APN: **411398**

Statutory Warranty Deed
- continued

File No.: **7021-701559 (MTA)**
Date: **11/14/2005**

EXHIBIT A

LEGAL DESCRIPTION:

A tract of land 55 x 107 ' in size consisting of portion of Lots 3, 4 and 5 of Block 42 of First 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 a point on the Easterly line of 4th Street, 55 feet Southeasterly from the Northwesterly corner of said Block 42; thence Southeasterly and along the said Easterly line of 4th Street a distance of 55 feet; thence Northeasterly and parallel with Lincoln Street a distance of 107 feet; thence Northwesterly and parallel with said 4th Street a distance of 55 feet; thence Southwesterly and parallel with said Lincoln street a distance of 107 feet to the place of beginning.