



mtc-72341 DS

M05-70887

Klamath County, Oregon

12/12/2005 02:45:08 PM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JEFF SARGO

20009 Peppermint Falls Rd.

Jamestown, CA 95327

Until a change is requested all

tax statements shall be sent to

The following address:

JEFF SARGO

20009 Peppermint Falls Rd.

Jamestown, CA 95327

Escrow No. MT72341-DS

Title No. 0072341

SND

STATUTORY WARRANTY DEED

MICHAEL H. COLLINS and KELLY J. COLLINS, as tenants by the entirety, Grantor(s) hereby convey and warrant to JEFF SARGO and ALICIA SARGO, not as tenants in common, but with right of survivorship, 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:

EXHIBIT "A" LEGAL DESCRIPTION

A portion of Lots 13 and 14, Block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on Michigan Avenue 26' 3" Southeasterly from the Northwesterly corner of Lot 14, Block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeasterly at right angles to Michigan Avenue 60 feet; thence Southeasterly and parallel to Michigan Avenue 26' and 3"; thence Southwesterly and parallel with Menlo Avenue Way 60 feet to the line of Michigan Avenue, thence Northwesterly along the line of Michigan Avenue 26' 3" to the place of beginning.

Tax Account No: 3809-028CC-01700-000

Key No: 372395

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: Trust Deed dated July 16, 2002, recorded August 1, 2002, in Volume M02, page 43640, Records of Klamath County, Oregon in the amount of \$27,000.00, in favor of Charles R. Whitney, or his successors, the Charles R. Whitney Living Trust, U/A dated February 25, 1999, as to an undivided one-half interest; and Terrylee Marta, or her successors, as Trustee of the Terrylee Marta Living Trust, U/A February 25, 1999, as to an undivided one-half interest, Beneficiaries. Grantee(s) named above hereby agree to assume and pay in full said Trust Deed.

The true and actual consideration for this conveyance is **\$45,000.00**.

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.

2000

Dated this 1st day of Dec., 2005.

Michael H. Collins
MICHAEL H. COLLINS

Kelly J. Collins
KELLY J. COLLINS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-1-, 2005 by MICHAEL H. COLLINS and KELLY J. COLLINS.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

