

MT-72580SH



After recording return to:

MICHAEL CARR

4789 THOMAS DRIVE

Klamath Falls, OR 97603

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

MICHAEL CARR

4789 THOMAS DRIVE

Klamath Falls, OR 97603

Escrow No. MT72580-SH

Title No. 0072580

M05-71551

Klamath County, Oregon

12/21/2005 03:06:50 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

MICHAEL O. KRAUSE AND SHEREE L. KRAUSE, also appearing of record as SHEREE L. KRAUSE, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MICHAEL CARR**, 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 **\$203,000.00**.

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 9 day of Dec, 2005

W O L
MICHAEL O. KRAUSE

Sherree L. Krause
SHEREE L. KRAUSE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 9, 2005 by MICHAEL O. KRAUSE and SHEREE L. KRAUSE.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

260

EXHIBIT "A"
LEGAL DESCRIPTION

The West 57 feet of Lots 12 and 13, Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Esplanade and Eldorado Streets being the most Westerly corner of Block 39 aforesaid; thence South along the Easterly line of Eldorado Avenue to the Southwest corner of said Lot 13; thence Northeasterly along the Southerly line of said Lot 13, 57 feet; thence Northwesterly parallel with Eldorado Avenue to the Southerly line of Esplanade; thence Southwesterly along the Southeasterly line of Esplanade to the place of beginning.

Tax Account No: 3809-028CB-04000-000

Key No: 305217

*Unofficial
Copy*