



MTC-72741 SH
THIS SPACE RESERV

M05-72165

Klamath County, Oregon

12/30/2005 03:38:36 PM

Pages 2 Fee: \$26.00

After recording return to:

JOHN R. WARNER

1812 TIFFANY STREET

Klamath Falls, OR 97601

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

JOHN R. WARNER

1812 TIFFANY STREET

Klamath Falls, OR 97601

Escrow No. MT72741-SH

Title No. 0072741

SWD

STATUTORY WARRANTY DEED

JAMES W. MC LEAN and CHERYL D. OLGUIN MC LEAN, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JOHN R. WARNER and KATIE M. WARNER, 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 **\$200,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

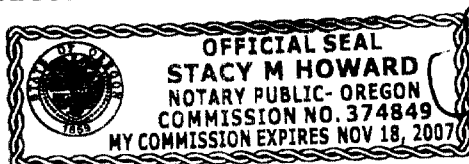
Dated this 29 day of Dec, 2005

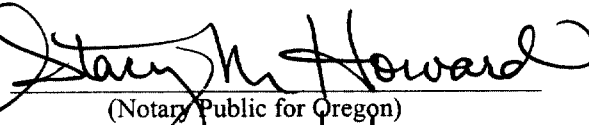

JAMES W. MC LEAN


CHERYL D. OLGUIN MC LEAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 29, 2005 by JAMES W. MC LEAN and CHERYL D. OLGUIN MC LEAN.




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

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Block 24 ELDORADO HEIGHTS 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 being more particularly described as follows:

All of Lot 17, Block 24, and that portion of Lot 13, Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, described as beginning at a point on the West right of way line of Tiffany Street, said line being also the East line of Lot 13, Block 24, from which the Northeast corner of said Block 24 bears North 0° 18' East, 264.00 feet distant; thence North 89° 42' West 90.04 feet, more or less, to the Northeasterly line of Lot 15, Block 24; thence in a Southeasterly direction along the said Northeasterly line of Lot 15 on a 6° 36' 40" curve to the right, 47.38 feet, more or less, to the corner common to Lots 13, 15, 16 and 17, according to the apportionment survey of Lot distances in this block along Eldorado Boulevard and filed in the County Surveyor's Office (File No. 266); thence along the South line of said Lot 13, North 79° 44' 40" East 68.48 feet, more or less, to the Southeast corner of said Lot 13; thence North 0° 18' East 26.27 feet to the point of beginning.

Tax Account No: 3809-020DD-03600-000

Key No: 173047