



mtc-70759 DS

M06-00161

Klamath County, Oregon

01/04/2006 10:32:58 AM

Pages 1 Fee: \$21.00

After recording return to:

Wagner Enterprises, Inc.

468 S. Spring Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Wagner Enterprises, Inc.

468 S. Spring Street

Klamath Falls, OR 97601

Escrow No. MT72177-DS

Title No. 0072177

NOTES

STATUTORY WARRANTY DEED

Rodney N. Murray and Marie D. Murray, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Wagner Enterprises, Inc., an Oregon Corporation**, 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:

Lots 7A, 7B, 8A and 8B, Block 7, RAILROAD 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.

Tax Account No: 3809-033BC-01400-000

Key No: 478058

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 **\$100,000.00**.

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.

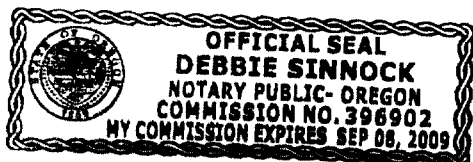
Dated this 20th day of December, 2005

Rodney N. Murray
Rodney N. Murray

Marie D. Murray
Marie D. Murray

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-30, 2005 by Rodney N. Murray and Marie D. Murray.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

21.00