



MT2-70759 DS

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

**M06-00161**

Klamath County, Oregon  
01/04/2006 10:32:58 AM  
Pages 1 Fee: \$21.00

### 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.

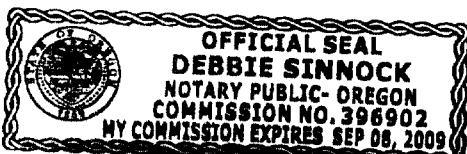
Dated this 12/26 day of December, 2005

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 12/30/05, 2005 by Rodney N. Murray and Marie D. Murray.



Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9/8/09

21.0