

mtc- 72014 st



M06-00345

Klamath County, Oregon

01/06/2006 02:23:11 PM

Pages 2 Fee: \$26.00

Geoffrey

After recording return to:

**** Geoffrey A. Hitchman**

1824 TIFFANY STREET

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Geoffrey

**** Geoffrey A. Hitchman**

1824 TIFFANY STREET

Klamath Falls, OR 97601

Escrow No. MT72614-SH

Title No. 0072614

SWD

STATUTORY WARRANTY DEED

Kenneth Aguiar and Angela Aguiar, as tenants by the entirety, Grantor(s) hereby convey and warrant to

**** Geoffrey A. Hitchman and Kacy J. Davis, husband and wife**, 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

**** Geoffrey**

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 **\$237,000.00**.

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 4th day of Jan, 06.

Kenneth Aguiar

Angela Aguiar

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Jan 4, 2006 by Kenneth Aguiar and Angela Aguiar.



(Notary Public for Oregon)

My commission expires 11/18/2007

2600

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the West right of way line of Tiffany Street, said line being also the East line of Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, from which the Northeast corner of said Block 24 bears North 0° 18' East 194.00 feet distant; thence North 89° 42' West 146.42 feet, more or less, to the Northeasterly line of Lot 11 of said Block 24; thence in a Southeasterly direction along the Northeasterly line of Lots 11, 14 and 15 on a 6° 36' 40" curve to the right 89.90 feet; thence South 89° 42' East 90.04 feet, more or less to the East line of said Block 24; thence North 0° 18" East 70.00 feet to the point of beginning.

Tax Account No: 3809-020DD-03500-000

Key No: 173029