

MTT-72775 MS



M06-00599

Klamath County, Oregon

01/11/2006 02:53:22 PM

Pages 2 Fee: \$26.00

After recording return to:

James W. Kelly

9329 Greenbriar Drive

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

James W. Kelly

9329 Greenbriar Drive

Klamath Falls, OR 97603

Escrow No. MT72775-MS

Title No. 0072775

STATUTORY WARRANTY DEED

Dean R. Schneck and Geraldine D. Schneck, Trustees, or their successors in Trust, under the Dean R. and Geraldine D. Schneck Living Trust, Dated April 19, 2000,

Grantor(s) hereby convey and warrant to **James W. Kelly and Marcy R. Kelly, 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 **\$680,000.00**.

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 10th day of Jan, 2006.

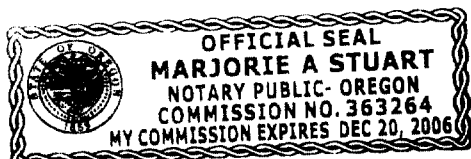
Dean R. Schneck and Geraldine D. Schneck, Trustees, or their successors in Trust, under the Dean R. and Geraldine D. Schneck Living Trust, Dated April 19, 2000

BY: Dean R. Schneck, Trustee
Dean R. Schneck, Trustee

BY: Geraldine D. Schneck, Trustee
Geraldine D. Schneck, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1/10, 2006 by Dean R. Schneck and Geraldine D. Schneck, Trustees, or their successors in Trust, under the Dean R. and Geraldine D. Schneck Living Trust, Dated April 19, 2000.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

2600

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 11, KIWANIS BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lots 12 and 13, KIWANIS BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Lot 14 (less North 65 feet), and the South 15 feet of Lot 10, KIWANIS BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No:3507-007BA-01300-000Key No:230299