



After recording return to:
Jamin E. Hogue
3830 Bristol Ave.
Klamath Falls, OR 97603

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

Jamin E. Hogue
3830 Bristol Ave.
Klamath Falls, OR 97603

File No.: 7021-728756 (MTA)

Date: January 13, 2006

M06-01102

Klamath County, Oregon

01/19/2006 11:32:00 AM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Randy L. Rose and Gretchen C. Rose, husband and wife, Grantor, conveys and warrants to **Jamin E. Hogue**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$185,500.00**. (Here comply with requirements of ORS 93.030)

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 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

31F

APN: 545574

Statutory Warranty Deed
- continued

File No.: **7021-728756 (MTA)**
Date: **01/13/2006**

Dated this 13 day of January, 2006.


Randy L. Rose

Gretchen C. Rose
Gretchen C. Rose

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13th day of January, 2006
by **Randy L. Rose and Gretchen C. Rose.**

W. Arlene L. Addington
Notary Public for Oregon
My commission expires: *3-22-2009*

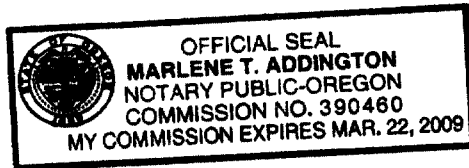


EXHIBIT A

LEGAL DESCRIPTION:

Lot 17, SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT the following described portion thereof, to-wit: Beginning at the Northwest corner of said Lot 17; thence Southerly along the Westerly line of said Lot, 40 feet; thence Northeasterly to a point that is Easterly along the North line of said Lot, 5 feet from the Northwesterly corner of said Lot 17; thence Westerly along said Northerly line 5 feet to the point of beginning.

TOGETHER WITH the following described portion of Lot 18, SUMMERS PARK, to-wit: Beginning at the Northeast corner of Lot 18; thence Southwesterly along the Easterly line of said lot, 40 feet to the true point of beginning; thence continuing along said line 60 feet; thence Northwesterly at right angles 9 feet; thence Northeasterly 60 feet, more or less, to the true point of beginning.