



After recording return to:

Mark Romo,

915 No. 7th St.
Klamath Falls, OR 97601

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

Mark Romo

Address shown above.

File No.: 7021-749288 (MTA)

Date: January 23, 2006

M06-01589

Klamath County, Oregon

01/26/2006 03:30:46 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

DOUGLAS P. BREIDENTHAL and MELANIE R. BREIDENTHAL, husband and wife, Grantor,
conveys and warrants to **MARK ROMO**, 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 **\$75,500.00**. (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)).

Dated this _____ day of _____, 20____.

Douglas P. Breidenthal
Douglas P. Breidenthal

Melanie R. Breidenthal
Melanie R. Breidenthal
Bill Douglas R. Breidenthal
her #4 is first.

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26th day of January, 2006
by Douglas P. Breidenthal and Melanie R. Breidenthal both for himself and as atty in fact for Melanie R. Breidenthal W. P.

Marlene T. Addington
Notary Public for Oregon

~~Notary Public for Oregon~~

My commission expires: 3-22-2009

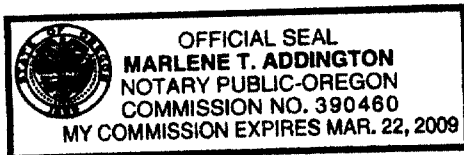


EXHIBIT A

LEGAL DESCRIPTION:

Lot 6 and that part of Lot 7, Block 15, First Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the most Westerly corner of said Lot 7; thence Northeasterly along the Northwestern line of Lot 7 a distance of 27 feet to a point; thence Southeasterly parallel to the line between Lots 6 and 7 a distance of 50 feet to a point; thence Southwesterly parallel to the Northwestern line of said Lot 7 a distance of 27 feet to a point on the line between said Lots 6 and 7; thence Northwesterly along said line a distance of 50 feet to the point of beginning.