

MTZ-72992SH



M06-01708

Klamath County, Oregon

01/27/2006 02:50:23 PM

Pages 1 Fee: \$21.00

After recording return to:

JONATHAN J. NEAL

2517 SARI AVENUE

Klamath Falls, OR 97601

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

JONATHAN J. NEAL

2517 SARI AVENUE

Klamath Falls, OR 97601

Escrow No. MT72992-SH

Title No. 0072992

SWD

STATUTORY WARRANTY DEED

PELICAN BLUFF L.L.C, AN OREGON LIMITED LIABILITY COMPANY, Grantor(s) hereby convey and warrant to **JONATHAN J. NEAL and JANELLE B. NEAL, 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:

Parcel 3 of Land Partition 2-05 being a replat of lots 3, 4, 5 and 6,
Block 3 of Tract 1216 - FIRST ADDITION TO CHIA PARK as duly recorded
at the Klamath County Clerks office.

Tax Account No: 3809-019DC-09900-000

Key No: 874676

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 **\$259,900.00**.

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 26 day of Jan, 2006

PELICAN BLUFF L.L.C, AN OREGON LIMITED LIABILTiy COMPANY

BY: Paul Goebel
PAUL GOEBEL, PRESIDENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 26 2006 by PAUL GOEBEL, PRESIDENT FOR PELICAN BLUFF L.L.C, AN OREGON LIMITED LIABILITY COMPANY..



Stacy M Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

21.00