

mtc-73150 DS



M06-01794

Klamath County, Oregon

01/30/2006 02:43:47 PM

Pages 2 Fee: \$26.00

After recording return to:

DAVID M. JENKINS

1030 E. Ave. S., #34

PALMDALE, CA 93550

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

DAVID M. JENKINS

1030 E. Ave. S., #34

PALMDALE, CA 93550

Escrow No. MT73150-DS

Title No. 0073150

SWD

STATUTORY WARRANTY DEED

JOHN HOHMAN, Grantor(s) hereby convey and warrant to **DAVID M. JENKINS**, 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:

Beginning at a point 36 feet East of Sandstone No.2, representing the center of the South boundary of Market Street in Bonanza, Oregon; thence running North 33 3/4° East 82 1/2 feet; thence East 33 3/4° South 150 feet to a point due East of the place of beginning; thence West along the South line of the NE 1/4 of the SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, to the place of beginning. Said Market Street hereinabove referred to is the Market Street situated in the First Addition to the Town of Bonanza, Klamath Country, Oregon, according to the recorded plat of said Town executed and acknowledged by J.O. Hamaker, proprietor, March 30 1888.

Lot 6 in Block 20, First Addition to the Town of Bonanza situated in Section 10. Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. ALSO a parcel of land beginning at the Southwest corner of Lot 6, Block 20, First Addition to the Town of Bonanza; thence South 33 3/4° West to the South boundary of the NE1/4 of the SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence East along said line 130 feet, more or less; thence North 33° 45" East to the intersection of the South boundary of said Lot 6; thence Northwest along said Lot 6 to the place of beginning. ALSO that portion of vacated Mills Street lying adjacent to the above described property.

Tax Account No: 3911-010CA-05900-000

Key No: 606482

Tax Account No: 3911-010CA-07300-000

Key No: 606623

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 **\$8,500.00**.

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

26.00

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 24th day of January, 2006

John Hohman
JOHN HOHMAN

State of ~~Oregon~~ ARKANSAS
County of IZARD

This instrument was acknowledged before me on 1/24, 2006 by JOHN HOHMAN.

Roberta E. Griggs
(Notary Public)

My commission expires 10/31/13

