

**M06-01800**

Klamath County, Oregon

01/30/2006 02:51:02 PM

Pages 2 Fee: \$26.00

After Recording Return to:

**TRACI L. BLAIR****2010 Hope Street****Klamath Falls, OR 97603**

Until a change is requested all tax statements

Shall be sent to the following address:

**TRACI L. BLAIR****2010 Hope Street****Klamath Falls, OR 97603****WARRANTY DEED**

(INDIVIDUAL)

**MARK MC CLEARY**, herein called grantor, convey(s) to **TRACI L. BLAIR**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$146,000.00**.  
(here comply with the requirements of ORS 93.930)

**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 **January 30, 2006**

  
MARK MC CLEARY

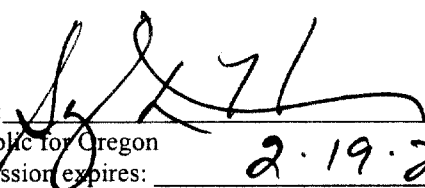
STATE OF OREGON, County of **KLAMATH**) ss.

**January 30, 2006** personally appeared the above named **MARK MC CLEARY** and acknowledged the foregoing instrument to be **HIS** voluntary act and deed.

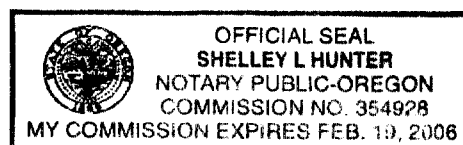
This document is filed at the request of:



**525 Main Street**  
**Klamath Falls, OR 97601**  
Order No.: **00062832**

Before me:   
Notary Public for Oregon  
My commission expires: 2-19-2006

Official Seal



*264*

*Exhibit A*

A parcel of land situated in Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the North boundary of the SE 1/4 of the NW 1/4 at the Northwest corner of that certain tract deeded in Volume 77, Page 157, Deed Records of Klamath County, Oregon, being a point 330 feet East of the Northwest corner of said SE 1/4 of the NW 1/4; thence South 80 feet; thence East 165 feet; thence North 80 feet; thence West 165 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right of way of Hope Street.

CODE 041 MAP 3909-002BD TL 05900 KEY #517701