

MTT-73219KR



M06-01944

Klamath County, Oregon

01/31/2006 03:03:58 PM

Pages 2 Fee: \$26.00

After recording return to:

Kenneth D. Kiest

6520 Verda Vista Drive

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Kenneth D. Kiest

6520 Verda Vista Drive

Klamath Falls, OR 97603

Escrow No. MT73219-KR

Title No. 0073219

SWD

STATUTORY WARRANTY DEED

Kenneth M. Hart and Deborah S. Hart, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Kenneth D. Kiest and Kellie S. Kiest, 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:

LEGAL DESCRIPTION

Parcel 1 of Land Partition 65-05, said Land Partition being a replat of Lot 12 of Tract 1396, THIRD ADDITION to North Ridge Estates, situated in the W1/2 of Section 14 and the NE1/4 SE1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for access and utilities over, under and across a strip of land 30 feet in width as created by instrument recorded January 5, 2006 in Volume M06, page 00237, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3809-01400-00800-000
(With other property)

Key No: 888738

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:

Subject to the following conditions and covenants:

- The Property shall be used as the site of a single-family dwelling. Any business conducted on the property must be contained within the main dwelling.
- The Property shall be the site of a single stick built dwelling of at least 2,000 square feet.
- The Property may contain only those outbuildings or detached structures that are conducive to a single-family dwelling, an match the original structure in architectural style and materials.
- The Property may NOT BE PARTITIONED.

The true and actual consideration for this conveyance is **\$168,000.00**.

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)).

20.00

Dated this 27th day of January, 2006.

Kenneth M. Hart
Kenneth M. Hart

Deborah S. Hart
Deborah S. Hart

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan. 27, 2006 by Kenneth M. Hart and Deborah S. Hart.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

