

**M06-02128**

Klamath County, Oregon

02/02/2006 02:42:04 PM

Pages 1 Fee: \$21.00

After recording return to:

JAMES W. MCLEAN1234 PACIFIC TERRACEKLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

JAMES W. MCLEAN1234 PACIFIC TERRACEKLAMATH FALLS, OR 97601Escrow No. MT71904-TMTitle No. 0071904

SWD

STATUTORY WARRANTY DEED

DONALD A. ISENSEE and MARY JANE ISENSEE, as tenants by the entirety, Grantor(s) hereby convey and warrant to JAMES W. MCLEAN and CHERYL D. OLGUIN MCLEAN, 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:

Lot 2 in Block 33 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028BB-06300-000

Key No: 188031

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 **\$331,000.00**.

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)).

Dated this 1st day of FEBRUARY, 2006

Donald A. Iensee
DONALD A. ISENSEE

Mary Jane Iensee
MARY JANE ISENSEE

State of Oregon

County of Polk

This instrument was acknowledged before me on Feb 1, 2006 by DONALD A. ISENSEE and MARY JANE ISENSEE.

Charley
(Notary Public for Oregon)

My commission expires 2-17-07