



After recording return to:  
Sieben Nash Properties  
1125 Adams Street, Suite A  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Sieben Nash Properties  
1125 Adams Street, Suite A  
Klamath Falls, OR 97601

File No.: 7021-755998 (DMC)  
Date: February 03, 2006

**M06-02230**

Klamath County, Oregon

02/03/2006 03:54:19 PM

Pages 3 Fee: \$31.00

## **STATUTORY WARRANTY DEED**

**Dennis Hall and Barbara Hall**, Grantor, conveys and warrants to **Sieben-Nash Properties, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$182,500.00**. (Here comply with requirements of ORS 93.030)

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 WILL 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)).

31F

APN: **R542559**

Statutory Warranty Deed  
- continued

File No.: **7021-755998 (DMC)**  
Date: **02/03/2006**

Dated this 3 day of February, 2006.

Dennis Hall  
Dennis Hall

Barbara Hall  
Barbara Hall

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 3 day of February, 2006  
by **Dennis Hall and Barbara Hall.**



1  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009

APN: **R542559**

Statutory Warranty Deed  
- continued

File No.: **7021-755998 (DMC)**  
Date: **02/03/2006**

### **EXHIBIT A**

#### **LEGAL DESCRIPTION:**

A portion of the SW 1/4 of the NW 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of LaVerne Street, said point being 660.00 feet East along the North line of said LaVerne Street from the East line of Washburn Way; thence continuing East along the North line of LaVerne Street 200.0 feet; thence North parallel to Washburn Way 227.0 feet; thence West parallel to LaVerne Street 200 feet; thence South parallel to Washburn Way 227.0 feet, to the point of beginning.