



After recording return to:
Stephanie Pochatko
2170 Ogden Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Stephanie Pochatko
2170 Ogden Street
Klamath Falls, OR 97603

File No.: 7021-751450 (DMC)
Date: February 01, 2006

M06-02308

Klamath County, Oregon

02/07/2006 11:44:06 AM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Patricia A Switzler, Grantor, conveys and warrants to **Stephanie Pochatko**, 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 **\$55,000.00**. (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)).


Dated this 3 day of February, 2006.

315

APN: 507482

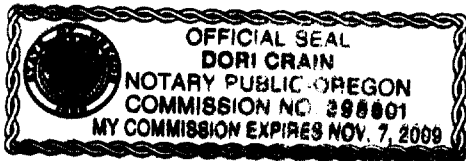
Statutory Warranty Deed
- continued

File No.: 7021-751450 (DMC)
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Patricia A Switzler

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 3 day of February, 2006
by **Patricia A Switzler**.




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

APN: **507482**

Statutory Warranty Deed
- continued

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Date: **02/01/2006**

EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land situated in Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 624 feet North and 360 feet East of the Southwest corner and the NW 1/4 of Section, said point being the Southwest corner of that parcel of land conveyed to Louie Christianson and Inga Christianson as recorded in Deed Volume 176 page 589; thence East 330 feet more or less to the West right of way line of Ogden Street; thence North along said right of way 66 feet; thence West 330 feet; thence South 66 feet to the point of beginning.