



After recording return to:
Marc Tattersall
139 Townsend St., Ste 200
San Francisco, CA 94107

Until a change is requested all tax statements
shall be sent to the following address:

Marc Tattersall
139 Townsend St., Ste. 200
San Francisco, CA 94107

File No.: 7021-747818 (DMC)
Date: February 01, 2006

M06-02669

Klamath County, Oregon

02/10/2006 03:21:08 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Eilene Childers, Grantor, conveys and warrants to **Marc Tattersall**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Westerly 40 feet of Lot 363 in Block 123 Mills 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.

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 **\$107,000.00**. (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)).

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APN: 481605

Statutory Warranty Deed
- continued

File No.: **7021-747818 (DMC)**
Date: **02/01/2006**

Dated this 10 day of February, 2006.

Eilene Childers
Eilene Childers

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10 day of February, 2006
by **Eilene Childers.**



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