

mtc-73144KR



M06-02890

Klamath County, Oregon

02/14/2006 02:30:50 PM

Pages 2 Fee: \$26.00

After recording return to:

Mark E. Cole

4663 East Live Oak Rd.

Lodi, CA 95240

Until a change is requested all

tax statements shall be sent to

The following address:

Mark E. Cole

4663 East Live Oak Rd.

Lodi, CA 95240

Escrow No. MT73144-KR

Title No. 0073144

SWD

STATUTORY WARRANTY DEED

James Francis Belt, Grantor(s) hereby convey and warrant to **Mark E. Cole and Jackie N. Cole, 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 11, Block 40, FIRST ADDITION to the City of Klamath Falls, AND Lots 9 and 10, Block 9 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, EXCEPTING that portion conveyed by J. E. Nail to E. W. Regnier, et ux, by deed recorded in Deed Volume 67 at page 586, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 11, Block 40, FIRST ADDITION, same being the Westerly line of Third Street; thence Southerly 55 feet along the Easterly boundary of said Lot 11, Block 40, FIRST ADDITION; thence Westerly and parallel with Jefferson Street 106 feet to the most Easterly boundary of Lot 8, Block 9, EWAUNA HEIGHTS ADDITION; thence Northerly along the Easterly boundary of said Lot 8, Block 9, EWAUNA HEIGHTS ADDITION, 55 feet to the Northeasterly corner of said Lot 8; thence Easterly and parallel with Jefferson Street 106 feet to the place of beginning, being the Northerly portion of Lot 11, Block 40, FIRST ADDITION, and the Northerly portion of Lot 10, Block 9, EWAUNA HEIGHTS ADDITION, and the Northerly one-half of Lot 9, Block 9, EWAUNA HEIGHTS ADDITION.

Tax Account No: 3809-032BD-02000-000

Key No: 474748

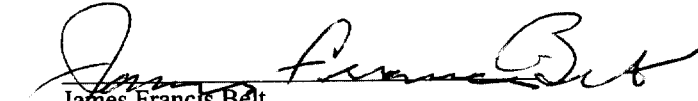
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$100,000.00**.

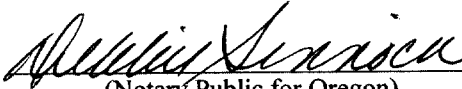
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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)).

26.00

Dated this 13th day of Feb., 2006


James Francis Belt
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2-13-, 2006 by James Francis Belt.


(Notary Public for Oregon)

My commission expires 9-8-09

