



After recording return to:
Michael Lee Collins and Megan J.
Collins
1304 Crescent Ave
Klamath Falls, OR 97601

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

Michael Lee Collins and Megan J.
Collins
1304 Crescent Ave
Klamath Falls, OR 97601

File No.: 7021-754363 (DMC)
Date: February 06, 2006

M06-02979

Klamath County, Oregon

02/15/2006 11:35:05 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Amy K. Harris who aquired title as Amy K. Brown, Grantor, conveys and warrants to **Michael Lee Collins and Megan J. Collins as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The East 88 feet of Lot 6 in Block 30 of HILLSIDE ADDITION and one-half of the adjoining vacated portion of Upham Street, in the City of Klamath Falls, Oregon, 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 **\$120,000.00**. (Here comply with requirements of ORS 93.030)

20

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 13th day of February, 2006.

Amy K. Harris

Amy K. Brown

STATE OF Texas)

)ss.

County of Guadalupe)

This instrument was acknowledged before me on this 13th day of February, 2006
by **Amy K. Harris**.

Kim Luensmann

Notary Public for Texas

My commission expires: 12-18-07

