

mtc-73241KR



M06-03112

Klamath County, Oregon

02/17/2006 10:38:59 AM

Pages 2 Fee: \$26.00

After recording return to:

Jeffrey L. Rowe

2115 Kimberly Drive

Klamath Falls, OR 97603

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

Jeffrey L. Rowe

2115 Kimberly Drive

Klamath Falls, OR 97603

Escrow No. MT73241-KR

Title No. 0073241

SWD

STATUTORY WARRANTY DEED

MIKE

~~XXXX~~
Michael Picard Building, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Jeffrey L. Rowe and Kasey Rowe, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$281,288.00**.

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)).

Dated this 15 day of February, 06

MIKE

~~XXXX~~
Michael Picard Building, Inc., an Oregon Corporation

BY: Michael Picard

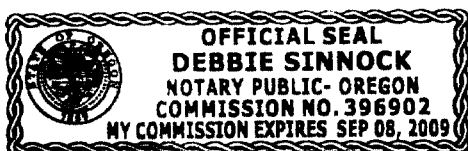
Michael Picard, President

STATE OF OREGON
County of KLAMATH

MIKE

MIKE

This instrument was acknowledged before me on 2-15, 2006, by ~~XXXX~~ **Michael Picard** as President of ~~XXXX~~ **Michael Picard Building, Inc., an Oregon Corporation**.



Debbie Sinnock
Notary Public for Oregon

My Commission Expires: 9-8-09

2600

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5 of TRACT 1358, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement for ingress, egress and public utilities as created by that certain instrument recorded May 12, 2005 in Volume M05, page 34324, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3909-033D0-02100-000

Key No: 886057