

M06-03589

Klamath County, Oregon

02/27/2006 02:57:24 PM

Pages 2 Fee: \$26.00

After Recording Return to:

MELANIE J. MC CLELLAN and STEVEN H. MC CLELLAN
2307 Oak Ave

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MELANIE J. MC CLELLAN and STEVEN H. MC CLELLAN
 Same as above

WARRANTY DEED
 (INDIVIDUAL)

DOROTHY J. SHAFFER, herein called grantor, convey(s) to **MELANIE J. MC CLELLAN and STEVEN H. MC CLELLAN, husband and wife**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$115,000.00**.
 (here comply with the requirements of ORS 93.930)

S.M. mmm
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 February 23, 2006.

Dorothy J. Shaffer
DOROTHY J. SHAFFER

STATE OF OREGON, County of **Klamath**) ss.

On February 23, 2006 personally appeared the above named **DOROTHY J. SHAFFER** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00062781

Before me: *MA Silveria*
 Notary Public for Oregon
 My commission expires: 3/10/09

Official Seal

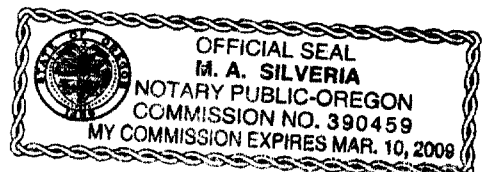


Exhibit A

PARCEL 1:

The Northeasterly 40 feet of the Southwesterly 80 feet of Lots 27, 28 and 29, Block 24, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 2:

Lots 27, 28 and 29, Block 24, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Southwesterly 80 feet

CODE 001 MAP 3809-033AB-07300 KEY# 418300