mTC- 72932 SH

THIS SPACE RESERVED FOR RECORDER'S USE



SWD

M06-04683

Klamath County, Oregon 03/15/2006 02:41:22 PM Pages 2 Fee: \$26.00

After recording r	eturn to:		
MATTHEW M.	MARSHALL		
4861 Harlan Driv	/e		
Klamath Falls, O	R 97603		
Until a change is tax statements sh The following ad	all be sent to		
MATTHEW M. MARSHALL			
4861 Harlan Driv		_	
Klamath Falls, O	R 97603		
Escrow No. Title No.	MT72932-SH 0072932		

STATUTORY WARRANTY DEED

JON C. SMALLEY and THAREL E. SMALLEY, as tenants by the entirety, Grantor(s) hereby convey and warrant to MATTHEW M. MARSHALL and JESSICA'S. MARSHALL, 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 \$58,000.00.

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)).

Dated this day	of March	2006
JON C SMALLEY	Small	•
THAREL E SMALLEY	Smally	_
State of Oregon County of KLAMATH	Deschutes	Y0

This instrument was acknowledged before me on March 8, ____, 2006 by JON C. SMALLEY and THAREL E.

OFFICIAL SEAL JUDY SWIFT NOTARY PUBLIC-OREGON COMMISSION NO. 398303 MY COMMISSION EXPIRES DECEMBER 9, 2009

(Notary Public for Orogon)
amission expires 12/9/2009 My commission expires





EXHIBIT "A" LEGAL DESCRIPTION

All that portion of TRACT 34, HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Tract 34, and running thence South 43° 30' East along the Northeasterly line of Harlan Drive, a distance of 100 feet to the point of beginning of this description; thence continuing South 43° 30' East 81.5 feet to the most Southerly corner of said Tract 34; thence North 46° 30' East a distance of 300 feet; thence North 43° 30' West a distance of 181.5 feet; thence South 46° 30' West a distance of 100 feet; thence South 43° 30' East a distance of 100 feet; thence South 46° 30' West a distance of 200 feet to the point of beginning.

Tax Account No:

3909-011BA-01600-000

Key No:

550816