



After recording return to:  
Thomas R. Callahan and Michelle M.  
Callahan  
P. O. Box 6649  
Napa, CA 94581

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

Thomas R. Callahan and Michelle M.  
Callahan  
P. O. Box 6649  
Napa, CA 94581

File No.: 7021-774528 (DMC)  
Date: March 14, 2006

**M06-04739**

Klamath County, Oregon

03/16/2006 12:22:28 PM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Mark London**, Grantor, conveys and warrants to **Thomas R. Callahan and Michelle M. Callahan as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**As to an undivided 49% interest of : Lot 3 in Block 22 of Original Town of Klamath Falls, Oregon, in the County of Klamath, State of Oregon. Together with that portion of Center Street vacated which reverted to the property above described. EXCEPT the following described property:**

**Beginning on the Western line of Lot 3, Block 22, Original Town of Klamath Falls, Oregon, at a point thereon 48 feet Northerly from the Southwest corner of said Lot 3; thence Northerly along the said Westerly line of Lot 3 to Pine Street; thence Easterly along the Southerly line of Pine Street to the center line of Center Street (vacated); thence Southerly along said center line to an intersection with a line running parallel with Main Street from the point of beginning; thence Westerly along said line parallel with Main Street to the point of beginning.**

**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 **\$44,022.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 15 day of March, 2006.

  
Mark London

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 15 day of March, 2006  
by **Mark London**.



Notary Public for Oregon  
My commission expires: 11/9/06