



mtc- 73414 DS
THIS SPACE RESER

M06-05199

Klamath County, Oregon

03/22/2006 03:13:31 PM

Pages 1 Fee: \$21.00

After recording return to:

ROBERT G. LEEP

2545 Orchard Ave.

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

ROBERT G. LEEP

2545 Orchard Ave.

Klamath Falls, OR 97601

Escrow No. MT73414-DS

Title No. 0073414

SWD

STATUTORY WARRANTY DEED

KYLA REBECCA PACE and MARVIN T. PACE, JR., Grantor(s) hereby convey and warrant to **ROBERT G. LEEP**, 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:

Lots 12, 13 and 14 of Subdivision Plat of Block 125, MILLS ADDITION to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Easterly part of Lot 14, deeded to Klamath County in Book 335 at page 87, Deed Records of Klamath County, Oregon.

Tax Account No: 3809-033AD-00300-000

Key No: 481776

Tax Account No: 3809-033AD-00200-000

Key No: 481767

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 **\$149,000.00**.

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 22nd day of March, 06.

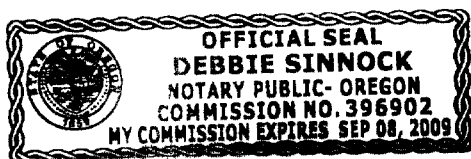
Kyla Rebecca Pace
KYLA REBECCA PACE

Marvin T. Pace, Jr.
MARVIN T. PACE, JR.

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 3-22-, 2006 by KYLA REBECCA PACE and MARVIN T. PACE, JR..



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

21.00