



After recording return to:  
Derrick T. DeGroot and Chris C.  
Lindsey  
2061 Ginger Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Derrick T. DeGroot and Chris C.  
Lindsey  
2061 Ginger Lane  
Klamath Falls, OR 97601  
File No.: 7021-789277 (DMC)  
Date: March 30, 2006

**M06-06274**

Klamath County, Oregon

03/31/2006 03:24:09 PM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Seth Hartman and Gloria Hartman as tenants by the entirety**, Grantor, conveys and warrants to **Derrick T. DeGroot and Chris C. Lindsey as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot C in Block A of Nichols Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**TOGETHER WITH the adjacent portion of vacated alley way inured thereto by City Ordinance No. 2040 recorded February 25, 1953 in Volume 297 page 579, Deed records of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

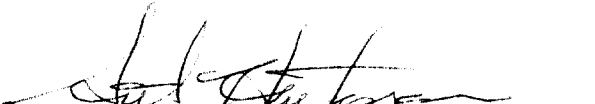
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

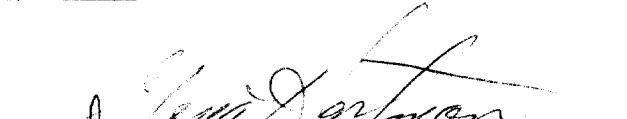
The true consideration for this conveyance is **\$75,000.00**. (Here comply with requirements of ORS 93.030)

26-F

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 31 day of March, 2006.


  
Seth Hartman

  
Gloria Hartman

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 31 day of March, 2006  
by **Seth Hartman and Gloria Hartman.**



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009