

mtc-73797st

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-06357**

Klamath County, Oregon

04/03/2006 02:50:33 PM

Pages 1 Fee: \$21.00

After recording return to:

Geoffrey L. LeGault

1903 Ivory Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Geoffrey L. LeGault

1903 Ivory Street

Klamath Falls, OR 97603

Escrow No. MT73797-SH

Title No. 0073797

SWD

### STATUTORY WARRANTY DEED

**Marian Jensen, as trustee of The Jensen Family Trust Agreement, UDA April 3, 2001**, Grantor(s) hereby convey and warrant to **Geoffrey L. LeGault and Michele D. Malott, as tenants in common**, 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:

Lot 6 in Block 1 of BEL-AIRE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002DA-03300-000

Key No: 521322

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 **\$191,000.00**.

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 31<sup>st</sup> day of March, 2006

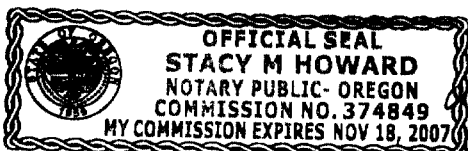
The Jensen Family Trust Agreement, UDA April 3, 2001

BY: Marian Jensen, Trustee  
Marian Jensen, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 31, 2006 by Marian Jensen being by me first duly sworn, declared that she is the Trustee of the The Jensen Family Trust Agreement, UDA April 3, 2001 that she signed the foregoing document as the Trustee and that statements therein contained are true..



Stacy M. Howard  
(Notary Public for Oregon)

My commission expires 11/18/2007

21.00