

M06-06636

Klamath County, Oregon

04/05/2006 02:55:57 PM

Pages 3 Fee: \$0.00

After recording, please return to:
Klamath County Public Works
305 Main Street
Klamath Falls, Oregon 97601

Until a change is requested all
tax statements shall be sent to:
Klamath County Public Works
305 Main Street
Klamath Falls, Oregon 97601

WARRANTY DEED

Twila A. D'Orazio, Grantor, conveys and warrants to **KLAMATH COUNTY**, a political subdivision of the State of Oregon, Grantee, fee title to all that certain real property situated in the County of Klamath and State of Oregon and being more particularly described as follows, to wit:

SUBJECT PARCEL

Described on the attached Exhibit "A".

FREE OF ALL encumbrances, except for easements, conditions and restrictions of record.

The true consideration for this conveyance is **\$33,500.00**.

THIS INSTRUMENT WILL 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 OF FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 17th day of MARCH, 200~~6~~⁰⁸

Twila A. D'Orazio
Twila A. D'Orazio

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me this 17th day of MARCH, 200~~6~~⁰⁸
by Twila A. D'Orazio.

Rene F. Gunari
Notary Public

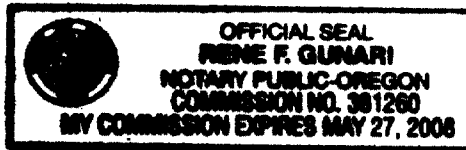


EXHIBIT "A"**CROSBY AVENUE R/W**
D'ORAZIO PROPERTY

A parcel of land, situated in the NE1/4 SW1/4 of Section 3, Township 39 South, Range 9 East, W.M., Klamath County Oregon, being a portion of the East 100 feet of Lot 1 and the West 50 feet of the East 150 feet of Lot 1, Block 1, First Addition to Altamont Acres, a duly recorded subdivision and being more particularly described as follows:

Commencing at the Northeast corner of said Lot 1 thence S 00° 20' W – 5.00 feet along the east line of said Lot 1 to the true point of beginning of this description; thence continuing S 00° 20' W – 20.00 feet; thence N 44° 33' 30" W – 21.25 feet; thence N 89° 27' W – 135.00 feet; thence N 00° 20' E – 5.00 feet; thence S 89° 27' E – 150.00 feet to the point of beginning. Said parcel for road purposes contains 862.6 square feet more or less.

Bearings and distances for this description are based on the official plat of the First Addition to Altamont Acres recorded in the Klamath County Clerk's Office.