

mtc- 73507 SH

THIS SPACE RESERVED FOR RECORDER'S USE



M06-06700

Klamath County, Oregon

04/06/2006 02:52:59 PM

Pages 2 Fee: \$26.00

After recording return to:

Terry R. Etters

PO Box 954

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Terry R. Etters

PO Box 954

Klamath Falls, OR 97601

Escrow No. MT73507-SH

Title No. 0073507

SWD

STATUTORY WARRANTY DEED

Grant Edward Bennett, who acquired title as Grant E. Mariner, Grantor(s) hereby convey and warrant to **Terry R. Etters and Deborah A. Etters, as tenants by the entirety**, 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:

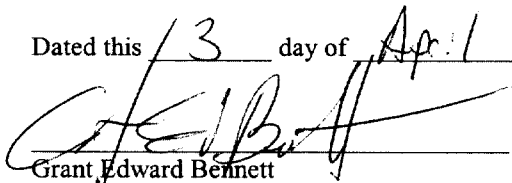
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$89,900.00**.

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)).

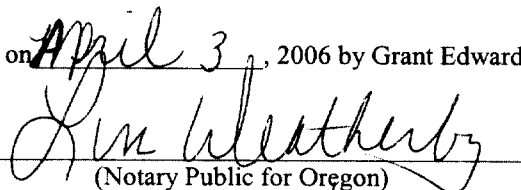
Dated this 13 day of April, 2006.

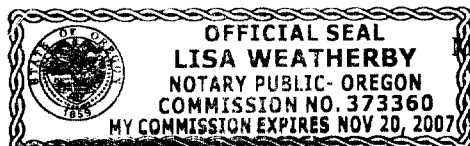

Grant Edward Bennett

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 3, 2006 by Grant Edward Bennett.


(Notary Public for Oregon)



My commission expires 11/20/07

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 33 and the Easterly 11 feet of Lot 32, ROSELAWN SUBDIVISION of Block 70, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the vacated portion of Oregon Avenue lying Easterly of said Lot 33, and also the Southerly one-half of the vacated alley lying North of and adjacent to said Lot 33 and the said Easterly 11 feet of said Lot 32.

Tax Account No: 3809-029BD-10600-000

Key No: 213520