

mtc - 73668 SH

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-07196**

Klamath County, Oregon

04/13/2006 10:23:48 AM

Pages 2 Fee: \$26.00

After recording return to:

Marc Bryant

P. O. Box 1815

SISTERS, OR 97759

Until a change is requested all  
tax statements shall be sent to  
The following address:

Marc Bryant

P. O. Box 1815

SISTERS, OR 97759

Escrow No. MT73668-SH

Title No. 0073668

SWD

### STATUTORY WARRANTY DEED

**Kevin Anderson**, Grantor(s) hereby convey and warrant to **Marc Bryant**, 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:

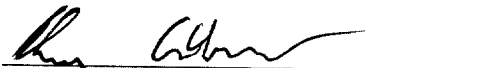
**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$8,500.00**.

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)).

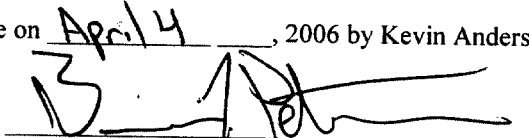
Dated this 4th day of April, 2006.

  
Kevin Anderson

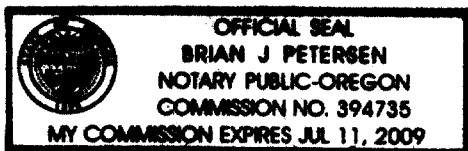
State of Oregon

County of ~~KLAMATH~~ Washington 4/11/06

This instrument was acknowledged before me on April 4, 2006 by Kevin Anderson.

  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_



26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land lying in Lot 3, Block 103, 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; the said parcel being that portion of Lot 3 lying Northeasterly of a line parallel with and 80 feet Northeasterly of the center line of the relocated The Dalles – California Highway, which center line is described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Volume 323, page 525, Deed Records of Klamath County, Oregon.

Tax Account No: 3809-032BC-00300-000

Key No: 474061

Unofficial  
Copy