

mtc- 74074st

THIS SPACE RESERVED FOR RECORDER'S USE



M06-07341

Klamath County, Oregon

04/14/2006 10:44:07 AM

Pages 2 Fee: \$26.00

After recording return to:

Travis W. Phelps

2815 Watson Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Travis W. Phelps

2815 Watson Street

Klamath Falls, OR 97603

Escrow No. MT74074-SH

Title No. 0074074

SWD

STATUTORY WARRANTY DEED

Gregory H. Hoffman, Grantor(s) hereby convey and warrant to **Travis W. Phelps and Misty D. Phelps, 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:

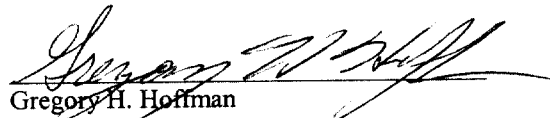
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$218,000.00**.

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)).

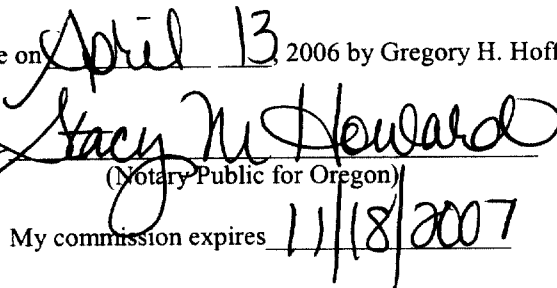
Dated this 4-13 day of 06, _____.


Gregory H. Hoffman

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 13, 2006 by Gregory H. Hoffman.




(Notary Public for Oregon)

My commission expires 11/18/2007

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lots 8 and 9, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

Beginning at a point on the West line of Lot 9, PEIDMONT HEIGHTS, Klamath County, Oregon, from which the Southwesterly corner of said Lot 9 bears South 0° 27' East, 50 feet distance; thence East 200 feet; thence North 0° 27' West, 100 feet; thence West 200 feet to the West line of said Lot 9; thence South 0° 27' East 100 feet, more or less to the point of beginning.

Tax Account No: 3909-001DD-03100-000

Key No: 510708