

mtc-73705 TM

THIS SPACE RESEI



**M06-07982**

Klamath County, Oregon

04/24/2006 03:19:29 PM

Pages 1 Fee: \$21.00

After recording return to:

EDWARD D. STEIMEL

720 MT. WHITNEY STREET

KLAMATH FALLS, OR 97601

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

EDWARD D. STEIMEL

720 MT. WHITNEY STREET

KLAMATH FALLS, OR 97601

Escrow No. MT73705-TM

Title No. 0073705

### STATUTORY WARRANTY DEED

**WAYNE C. LECOURS AS SUCCESSOR TRUSTEE UNDER THE ARTHUR ADOLPHE LECOURS AND HARRIETT ANN LECOURS LIVING TRUST DATED JANUARY 1, 1992,**  
Grantor(s) hereby convey and warrant to **EDWARD D. STEIMEL and TANYA N. STEIMEL, 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:

Lot 3 in Block 15, FIRST 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.

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

Key No: 368284

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 **\$167,000.00**.

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 20 day of April, 2006.

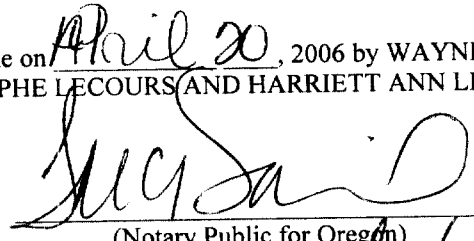
LECOURS LIVING TRUST

BY: 

WAYNE C. LECOURS, SUCCESSOR TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 20, 2006 by WAYNE C. LECOURS AS SUCCESSOR TRUSTEE UNDER THE ARTHUR ADOLPHE LECOURS AND HARRIETT ANN LECOURS LIVING TRUST DATED JANUARY 1, 1992.

  
(Notary Public for Oregon)

My commission expires 6/17/09



21.00