



**After Recording Return To:**

Kevin Price  
Tami Price  
1690 Ferris Lane  
Reno NV 89509

**Send Tax Statements To:**

Kevin Price  
Tami Price  
1690 Ferris Lane  
Reno NV 89509

Title Order No. 0073713

Escrow No. 03-70176

Tax Account No.

**WARRANTY DEED**

(ORS 93.850)

**Joseph A. Cyr and Eleuteria Cyr, Grantor**, conveys and warrants to **Kevin Price and Tami Price, as tenants by the entirety, Grantee**, the following described real property:

**See Exhibit 'A' attached hereto and by reference made a part hereof.**

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

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, 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)).

The true consideration for this conveyance is \$6,500.00.

Dated this 25 day of April, 2006.

Signed in Counterpart

Joseph A. Cyr

Eleuteria Cyr

State of GA, County of Lowndes )ss.

This instrument was acknowledged before me on 25 April, 2006  
by Eleuteria Cyr

**Terry A. Beasley, 5 Sgt, USAF**

Notary Public

My commission expires: 05 Sept 07

**EXHIBIT 'A'**

Legal Description:

Lot 22 in Block 15 KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon  
R-3510-023B0-01200-000 R264289

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol

Reservations and restrictions contained in Deed from United States of America to James F. Coburn, et al, dated June 8, 1959, in recorded June 11, 1959 in Deed Volume 313, page 275, Records of Klamath County, Oregon as follows:

"Title to the above described property is conveyed subject to any existing easements for public pipe liens and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate, or improve the same, so long as needed or used for or by the United States. (Dept. Instr, January 13, 1916, 44L.D. 513)."

Reservations and restrictions contained in the dedication of Klamath Forest Estates as follows:

"Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future utilities and to all easements and reservations of record."

Subject to the terms and provisions thereof in the matter of the formation of Klamath Forest Estates- Sprague River Livestock District entered June 9, 1972 in Board of Klamath County Commissioners Journal M72, page 1412, Klamath County, Oregon

mtc-73713



**TICOR TITLE™**

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Escrow No. 03-70176  
Tax Account No.

**WARRANTY DEED**

(ORS 93.850)

Joseph ~~Joseph~~ **\*\*\*\*** **A. Cyr, an estate in fee simple, Grantor, conveys and warrants to Kevin Price and Tami Price, as tenants by the entirety, Grantee, the following described real property:**

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The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

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The true consideration for this conveyance is \$6,500.00.

Dated this 18 day of April, 2006.

Joseph

Joseph A. Cyr

State of NV, County of Lwmdes )ss.

This instrument was acknowledged before me on 18 April, 2006

by Joseph A. Cyr

Joseph

Lisa A. Pearce

Notary Public

My commission expires:

10 February 2007

**Lisa A. Pearce**

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