

M06-08676

Klamath County, Oregon

05/03/2006 03:17:24 PM

Pages 3 Fee: \$31.00



After recording return to:
Lynn Thaden and Daniel Thaden
728 North 9th Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Lynn Thaden and Daniel Thaden
728 North 9th Street
Klamath Falls, OR 97601

File No.: 7021-802444 (MTA)
Date: April 28, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kaye Flaharity, Grantor, conveys and warrants to **Lynn Thaden and Daniel Thaden, wife and husband**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$111,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

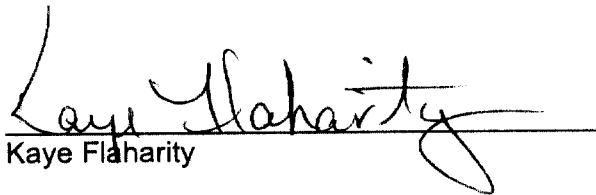
Dated this 2nd day of May, 2006.

318

APN: R370556

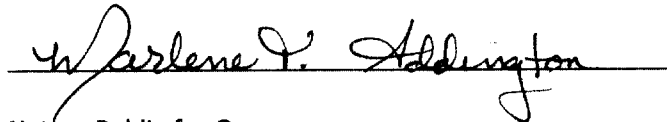
Statutory Warranty Deed
- continued

File No.: 7021-802444 (MTA)
Date: 04/28/2006


Kaye Flaharity

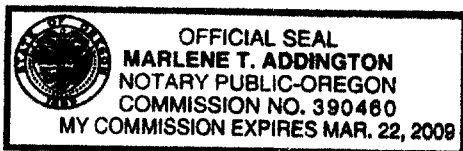
STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 2nd day of May, 2006
by **Kaye Flaharity**.



Notary Public for Oregon

My commission expires: 3-22-2009



APN: **R370556**

Statutory Warranty Deed
- continued

File No.: **7021-802444 (MTA)**
Date: **04/28/2006**

EXHIBIT A

LEGAL DESCRIPTION:

Beginnning at a point on the Southerly line of 9th Street, 154 feet Northwesterly from the Southeasterly corner of Lot 1, Block 65 of Nichols Addition to the Town of Linkville (now City of Klamath Falls); thence Northwesterly along the Easterly line of said Lot 1 a distance of 40 feet, more or less, to a point 83 feet Southeasterly along said line, from the intersection of the Easterly line of Prospect Street, and the Westerly line of 9th Street; thence Southwesterly parallel with Grant Street (formerly Franklin Street) a distance of 86 feet; thence Southeasterly parallel with 9th Street, 40 feet, more or less, to a point Northwesterly a distance of 154 feet along the Westerly line of said Lot 1, from the Northerly line of Grant Street; thence Northeasterly, parallel with Grant Street a distance of 86 feet to the point of beginning