

mtc-74324 DS

THIS SPACE RESI

M06-08873

Klamath County, Oregon

05/05/2006 10:38:25 AM

Pages 2 Fee: \$26.00



After recording return to:

JEFFREY M. PLUMMER

1139 CRESCENT AVENUE

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

JEFFREY M. PLUMMER

1139 CRESCENT AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT74324-DS

Title No. 0074324

SWD

STATUTORY WARRANTY DEED

JEFF MERLE PLUMMER and DEBORAH ANN PLUMMER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JEFFREY M. PLUMMER and DEBORAH A. PLUMMER, 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 **\$0.00**.

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 1 day of May, 2006.

Jeff Merle Plummer
JEFF MERLE PLUMMER

Deborah Ann Plummer
DEBORAH ANN PLUMMER

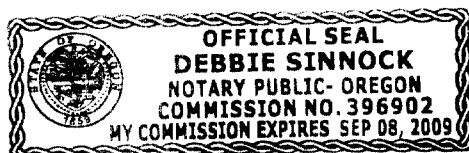
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 5-1-, 2006 by JEFF MERLE PLUMMER and DEBORAH ANN PLUMMER.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09



2600

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5, Block 11, HOT SPRINGS 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, EXCEPT that portion described in Volume 301 at page 581, Deed Records of Klamath County, Oregon more particularly described as follows:

Beginning at a point on the Easterly line of Crescent Avenue, said point being Southwesterly a distance of 13.45 feet from the Northwestern corner of said Lot 5; thence Northeasterly along the Easterly line of Crescent Avenue a distance of 13.45 feet to the Northwestern corner of said Lot 5; thence Southeasterly along the line between Lots 5 and 6 of said Block, a distance of 67.7 feet to the Northeasterly corner of said Lot 5; thence Southwesterly along the line between Lots 5 and 8 a distance of 14.45 feet, more or less, to a point which is Northeasterly a distance of 50.25 feet from the Southeasterly corner of said Lot 5; thence Northwesterly to the point of beginning.

Tax Account No. 3809-029DD-04500-000

Key No. 371396