

MTC-74333UV

THIS SPACE RESER'

M06-09043

Klamath County, Oregon

05/08/2006 10:48:41 AM

Pages 2 Fee: \$26.00



After recording return to:

PATRICK LEAL

5522 EASTWOOD

KLAMATH FALLS, OR 97603

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

PATRICK LEAL

5522 EASTWOOD

KLAMATH FALLS, OR 97603

Escrow No. MT74333-LW

Title No. 0074333

SWD

STATUTORY WARRANTY DEED

WILLIAM R. WOHRMAN AND JANICE C. WOHRMAN, TRUSTEES OF THE WOHRMAN FAMILY REVOCABLE LIVING TRUST, Grantor(s) hereby convey and warrant to PATRICK LEAL and JENNIFER LEAL, 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:

The South 40 feet of Lots 646 and 647 in Block 119, MILLS 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: 3809-033DA-03800-000

Key No: 614320

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 \$107,500.00.

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 3 day of May, 2006.

WILLIAM R. WOHRMAN AND JANICE C. WOHRMAN, TRUSTEES OF THE WOHRMAN FAMILY REVOCABLE LIVING TRUST

BY: [Signature] WILLIAM R. WOHRMAN, TRUSTEE

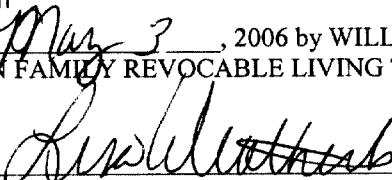
BY: [Signature] JANICE C. WORHMAN, TRUSTEE

26.00

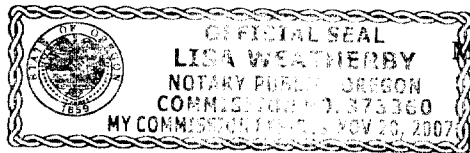
Escrow No. MT74333-LW

State of Oregon County of Klamath

This instrument was acknowledged before me on May 3, 2006 by WILLIAM R. WOHRMAN AND JANICE C. WOHRMAN, TRUSTEES OF THE WOHRMAN FAMILY REVOCABLE LIVING TRUST.



(Notary Public for Oregon)



My commission expires 11/20/07