



M06-09526

Klamath County, Oregon

05/11/2006 03:05:03 PM

Pages 2 Fee: \$26.00

After recording return to:

Greg Stone

8315 Rockinghorse Lane

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Greg Stone

8315 Rockinghorse Lane

Klamath Falls, OR 97603

Escrow No. MT74334-KR

Title No. 0074334

SWD

STATUTORY WARRANTY DEED

Mary Lou Beynon, Grantor(s) hereby convey and warrant to

Gregory E. Stone and Caitlin A. Stone

~~Greg Stone and Caitlin Stone~~, 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 **\$164,500.00**.

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 8th day of May, 2006

Mary Lou Beynon
Mary Lou Beynon

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 8, 2006 by Mary Lou Beynon.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the most Southerly corner of Lot 12, Block 18, HOT SPRINGS ADDITION to the city of Klamath Falls, Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly at right angles to Portland Street, a distance of 80 feet; thence Northeasterly and parallel to Portland Street, a distance of 50 feet; thence Southeasterly at right angles to Portland Street, a distance of 80 feet; thence Southwesterly along the Northwesterly line of Portland Street to the point of beginning.

Tax Account No: 3809-029DA-01300-000

Key No: 303567