

mtc-73794 MS

THIS SPACE RESER'

M06-09621

Klamath County, Oregon

05/12/2006 10:30:37 AM

Pages 2 Fee: \$26.00



After recording return to:

Joseph L. Melanson

P.O. Box 454

Keno, OR 97627

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

Joseph L. Melanson

P.O. Box 454

Keno, OR 97627

Escrow No. MT73794-MS

Title No. 0073794

SWD

STATUTORY WARRANTY DEED

Jeffrey S. Daniels and Paula A. Daniels, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Joseph L. Melanson and Esther C. Melanson, 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 **\$290,000.00**.

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 10th day of May, 2006.

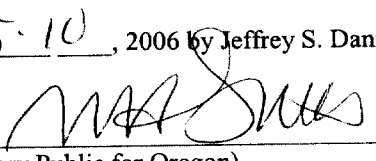

Jeffrey S. Daniels


Paula A. Daniels

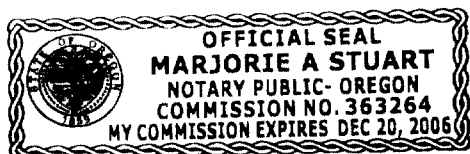
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 5-10, 2006 by Jeffrey S. Daniels and Paula A. Daniels.


(Notary Public for Oregon)

My commission expires 12/20/06



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 15 and 16, Block 30, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM:

Beginning at the Northeast corner of said Lot 15, thence along the Easterly line of Lot 15 South 00 degrees 05'24" West 108.00 feet; thence South 75 degrees 53'56" West 179.48 feet to a point on the Westerly line of Lot 16; thence North 00 degrees 05'24" East 152.00 feet to the Northwest corner of Lot 15; thence South 89 degrees 54'36" East 174.00 feet to the point of beginning.

Tax Account No: 4008-006BC-02800-000 Key No: 622703