

M06-09955

Klamath County, Oregon

05/17/2006 11:58:35 AM

Pages 2 Fee: \$26.00



THIS S

After recording return to:

City of Klamath Falls

~~3809-032AB-04700-000~~

OR PO Box 537
Klamath Falls, OR 97601

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

City of Klamath Falls

~~3809-032AB-04700-000~~

OR same as above

File No.: 7021-798882 (ALF)

Date: April 11, 2006

STATUTORY WARRANTY DEED

George E. Brosterhous and Audrey L. Brosterhous as tenants by the entirety, Grantor, conveys and warrants to **The City of Klamath Falls, an Oregon municipal Corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A portion of Lot 2 in Block 38 of the Original Town of Klamath Falls, more particularly described as follows: Beginning at a point on the Northwestern line of Klamath Avenue 20.5 feet Northeastly from the most Southerly corner of said Lot 2; thence North 50°55' West at right angles to Klamath Avenue a distance of 110.0 feet; thence North 39°05' East parallel with Klamath Avenue a distance of 29.5 feet; thence South 50°55' East at right angles to Klamath Avenue a distance of 60.0 feet; thence North 39°05' East parallel with Klamath Avenue a distance of 9.0 feet; thence South 50°55' East at right angles to Klamath Avenue a distance of 50.0 feet to the Northwestern line of Klamath Avenue; thence South 39°05' West along said line a distance of 38.5 feet to the point of beginning.

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 **\$16,000.00**. (Here comply with requirements of ORS 93.030)

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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.

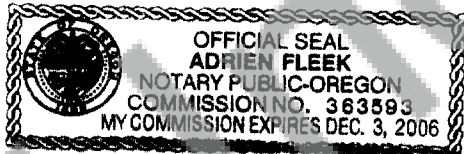
Dated this 16th day of MAY, 2006.

George E. Brosterhous
George E. Brosterhous

Audrey L. Brosterhous
Audrey L. Brosterhous

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 16 day of may, 2006
by **George E. Brosterhous and Audrey L. Brosterhous.**



Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-3-06