

M06-11148

Klamath County, Oregon

06/01/2006 03:39:22 PM

Pages 3 Fee: \$31.00



After recording return to:
Garrett D. Done and Shanna L. Done
903 Loma Linda Drive
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Garrett D. Done and Shanna L. Done
903 Loma Linda Drive
Klamath Falls, OR 97601

File No.: 7021-820533 (DMC)
Date: May 30, 2006

THIS SPACE RESERVED FOR RECORDERS USE

STATUTORY WARRANTY DEED

Merle E. Smith and Olga Zalitheia Edsman not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to **Garrett D. Done and Shanna L. Done as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$42,000.00**. (Here comply with requirements of ORS 93.030)


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 31st day of May, 2006.

APN: 368667

Statutory Warranty Deed
- continued

File No.: 7021-820533 (DMC)
Date: 05/30/2006



Merle E. Smith


Olga Zallithea Edsman

STATE OF California)
~~Oregon~~)
County of ss Alameda)ss.
~~Klamath~~)

This instrument was acknowledged before me on this 31st day of May, 2006
by Merle E. Smith and Olga Zallithea Edsman.




Notary Public for ^{Cal}~~Oregon~~ State of California
My commission expires: Apr. 4, 2009

APN: 368667

Statutory Warranty Deed
- continued

File No.: 7021-820533 (DMC)
Date: 05/30/2006

EXHIBIT A

LEGAL DESCRIPTION:

LOTS 1 AND 2 IN BLOCK 20 OF FIRST 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.
SAVING, EXCEPTING AND RESERVING THEREFROM AN EASEMENT FOR UTILITIES, FIVE FEET WIDE TO BE FOREVER APPURTENANT TO AND FOR THE BENEFIT OF LOTS 6, 7, 8, 9 AND 10 IN SAID BLOCK 20 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE LOT LINE BETWEEN LOTS 2 AND 3 IN SAID BLOCK 20 WITH ROOSEVELT STREET, AND THENCE, RUNNING SOUTHEASTERLY ON SAID COMMON LOT LINE OF SAID LOTS 2 AND 3 AND SAID LOT LINE EXTENDED TO INTERSECT WITH THE LOT LINE BETWEEN LOTS 8 AND 9 IN SAID BLOCK 20; THENCE, RUNNING NORTHEASTERLY ALONG THE NORTHWESTERLY LOT LINE OF SAID LOT 9 A DISTANCE OF 5 FEET; THENCE, RUNNING NORTHWESTERLY, PARALLEL TO AND 5 FEET DISTANT FROM SAID COMMON LOT LINE OF LOTS 2 AND 3 AND SAID LOT LINE EXTENDED TO INTERSECT WITH ROOSEVELT STREET; THENCE SOUTHWESTERLY ON THE LINE BETWEEN SAID LOT 2 AND ROOSEVELT STREET A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING.