



After recording return to:
Cara M. Thompson
730 Doty St
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Cara M. Thompson
730 Doty St
Klamath Falls, OR 97601

File No.: 7021-818137 (DMC)
Date: June 08, 2006

M06-12265

Klamath County, Oregon

06/15/2006 12:05:09 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

David Solomon Hughes, Grantor, conveys and warrants to **Cara M. Thompson and Rebecca A. Thompson not as tenants in common but with rights of survivorship**, 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 **\$137,000.00**. (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 12 day of June, 2006.

File No.: **7021-818137 (DMC)**
Date: **06/08/2006**

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EXHIBIT A

LEGAL DESCRIPTION:

The Easterly 6 feet of Lot 3 and the Westerly 34 feet of Lot 2, both in Block 7, First Addition of the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of Doty Street 46 feet East of the Northwest corner of Lot 3 Block 7 of First Addition to the City of Klamath Falls, running thence East 40 feet along the line of said Doty Street; thence South and parallel to the Easterly line of Lot 2 in Block 7 aforesaid 110 feet to the South line of Block 2, aforesaid; thence West along the South line of Blocks 2 and 3, aforesaid, a distance of 40 feet; thence North and parallel to the East line of said Lot 3 a distance of 110 feet to the place of beginning.