



After recording return to:
Stephen B. Phelps and Andree N.
Phelps
109 Baynton NE
Grand Rapids, MI 49503

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

Stephen B. Phelps and Andree N.
Phelps
109 Baynton NE
Grand Rapids, MI 49503

File No.: 7021-800162 (DMC)
Date: April 24, 2006

M06-12312

Klamath County, Oregon

06/15/2006 03:45:38 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Karla J. Knieps, Grantor, conveys and warrants to **Stephen B. Phelps and Andree N. Phelps as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 Block 14 Hot Springs 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. ALSO that portion of vacated Upham Street which inurred thereto.

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 **\$248,000.00**. (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.

APN: 303200

Statutory Warranty Deed
- continued

File No.: 7021-800162 (DMC)
Date: 04/24/2006

Dated this 12 day of June, 2006.

Karla J. Knieps
Karla J. Knieps

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12 day of June, 2006
by **Karla J. Knieps**.

Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

