

M06-12392

Klamath County, Oregon

06/16/2006 02:41:04 PM

Pages 2 Fee: \$26.00

After Recording Return to:

MONA J. TREADWAY and GLENN A. WHITE

2050 Melrose St.  
Klamath Falls, Or. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MONA J. TREADWAY and GLENN A. WHITE

Same as above

ASPEN: 63326 MS

## WARRANTY DEED

(INDIVIDUAL)

CAROLINE CANTRELL, herein called grantor, convey(s) to MONA J. TREADWAY and GLENN A. WHITE, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$205,000.00.  
(here comply with the requirements of ORS 93.930)

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 June 13, 2006.

  
CAROLINE CANTRELL

STATE OF OREGON, County of Klamath) ss.

On June 14, 2006, 2006 personally appeared the above named CAROLINE CANTRELL and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

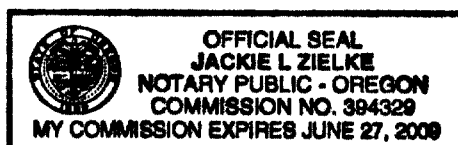
 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063326

Before me:   
Notary Public for Oregon

My commission expires: 6/27/09

Official Seal



**Exhibit A**

**Beginning at the most Easterly corner of Lot 3, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, said beginning point being on the Northerly line of High Street; thence Northwesterly along the Easterly line of said Lot 3, 117 feet to a point; thence continuing Northerly along said Easterly line a distance of 6 feet to the Northeasterly corner of the property described in Deed Book 229 at Page 206; thence Southwesterly and parallel to the Northerly line of Lot 3 a distance of 51 feet to a point; thence Southerly 6 feet to a point on the Northerly line of the property described in Deed Book 176 at Page 281; thence Westerly parallel to the Northerly line of Lot 3 a distance of 4 feet to the Northwest corner of the property described in said Deed Book 176 at Page 281; thence Southerly parallel to and 10 feet Easterly from the Westerly line of Lot 3 to the Northerly line of High Street; thence along the Northerly line of High Street to the place of beginning, in the City of Klamath Falls, Klamath County, Oregon.**

**CODE 001 MAP 3809-029DC TL 15500 KEY #369078**