



After recording return to:
Anthony James Mittig and Tricia Lyn
Mittig
PO Box 402
Sublimity, OR 97385

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

Anthony James Mittig and Tricia Lyn
Mittig
PO Box 402
Sublimity, OR 97385

File No.: 7021-831522 (DMC)
Date: June 08, 2006

M06-12528

Klamath County, Oregon

06/19/2006 03:48:00 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Ernest E Rose and Catherine Ann Rose as tenants by the entirety, Grantor, conveys and warrants to **Anthony James Mittig and Tricia Lyn Mittig Husband and Wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE W 1/2 OF THE S 1/2 OF LOT 14, BAILEY TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 **\$174,500.00**. (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.

26-F

APN: 522526

Statutory Warranty Deed
- continued

File No.: 7021-831522 (DMC)
Date: 06/08/2006

Dated this 13 day of June, 2006.

Ernest E Rose
Ernest E Rose

Catherine Ann Rose
Catherine Ann Rose

STATE OF Oregon)
County of Douglas)ss.
Klamath)

This instrument was acknowledged before me on this 13th day of June, 2006
by **Ernest E Rose and Catherine Ann Rose.**



Lorraine Gross
Deft Grain LORRAINE GROSS
Notary Public for Oregon MARCH 1, 2010
My commission expires: November 7, 2009