

MTC 75105-SH

THIS SPACE RESER

M06-12640

Klamath County, Oregon

06/20/2006 03:06:59 PM

Pages 2 Fee: \$26.00



After recording return to:

Robert Siedlecki

10013 Artistic Walk Avenue

Las Vegas, NV 89107

Until a change is requested all

tax statements shall be sent to

The following address:

Robert Siedlecki

10013 Artistic Walk Avenue

Las Vegas, NV 89107

Escrow No. MT75105-SH

Title No. 0075105

SWD

STATUTORY WARRANTY DEED

Lorie A. Calmes, formerly known as Lorie A. Backer, Grantor(s) hereby convey and warrant to **Robert Siedlecki and Sherry Siedlecki, as tenants by the entirety and Kim Ta and Kevin Beers, as tenants in common, all together as tenants in common**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$137,500.00**.

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 20 day of June, 2006

Lorie A Calmes
Lorie A. Calmes

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 20, 2006 by Lorie A. Calmes.



Stacy M Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2007

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

The NW1/4 of the NE1/4 of the NW1/4, Section 28, Township 40 South, Range 8 East of the Willamette Meridian, TOGETHER WITH easements for roadway purposes with the existing road as described in Agreement for Easements recorded September 15, 1976 in Volume M76, page 14508, recorded September 21, 1976 in Volume M76-14762, and recorded November 12, 1993 in Volume M93, page 29865, Microfilm Records of Klamath County, Oregon.

Tax Account No: 4008-02800-00600-000

Key No: 625700