



After recording return to:
Mary J. Fordyce
836 North 2nd Street
Klamath Falls, OR 97601

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

Mary J. Fordyce
836 North 2nd Street
Klamath Falls, OR 97601

File No.: 7021-840286 (ALF)
Date: June 07, 2006

M06-13048

Klamath County, Oregon

06/26/2006 03:44:05 PM

Pages 2 Fee: \$26.00

THIS SPACE

STATUTORY WARRANTY DEED

836 N. 2nd Street, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to **Mary J. Fordyce**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A portion of Lot 2, Block 102 Buena Vista Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pin marking the Northeasterly corner of Lot 2, Block 102, Buena Vista Addition to the City of Klamath Falls, Oregon; thence South 63°22½' West along the Northerly line of said Lot 2, 44.75 feet to the Northwestern corner of said Lot 2; thence South 26°37½' East along the Westerly line of said Lot 2, 70.55 feet to an iron pin; thence North 44°11 ½' East 69.50 feet to an iron pipe on the Northeasterly line of said Lot 2; thence North 50°22½' West along the Northeasterly line of said Lot 2, 52.05 feet to the point of beginning.

ALSO the Easterly 40 feet of Lot 3 and the Easterly 40 feet of the Northerly 12.3 feet of Lot 4, Block 102 Buena Vista Addition to the City of Klamath Falls, in the County of Klamath, State of 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 **\$163,677.00**. (Here comply with requirements of ORS 93.030)

26-F

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 22 day of June, 2006

836 N. 2nd Street, LLC, an Oregon Limited
Liability Company

Janet L. Moyette
By: Janet L. Moyette, Organizer

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 22 day of June, 2006
by **836 N. 2nd Street, LLC.**

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-06

