

M06-13233

Klamath County, Oregon

06/28/2006 03:56:08 PM

Pages 2 Fee: \$26.00



After recording return to:

Marcus S. Waits

~~3128 Laverne Ave~~

~~Klamath Falls, OR 97603~~

4818 Table Rock Rd
Central Point, OR 97502

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

Marcus S. Waits

~~3128 Laverne Ave~~

~~Klamath Falls, OR 97603~~

same as above

File No.: 7021-833237 (ALF)

Date: May 26, 2006

THIS SPACE

STATUTORY WARRANTY DEED

NW
James W. Trinkle and Mary L. Trinkle as tenants by the entirety, Grantor, conveys and warrants to **Marcus S. Waits**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A portion of Lots 1 and 2, Block 5 of Third Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 99.85 feet West from the Northeast corner of Lot 1, in Block 5 of Third Addition to Altamont Acres in Klamath County, Oregon, as platted and recorded; thence running South 238.9 feet to the North line of Lot 3 in said Block 5; thence at right angles West along the said North line of Lot 3, a distance of 99.85 feet; thence at right angles North a distance of 238.9 feet to the North line of said Lot 1, in Block 5; thence at right angles East along said North line of said Lot 1, a distance of 99.85 feet to the point of beginning, being an equal one-third part of Lots 1 and 2, Block 5 of Third Addition to Altamont Acres.

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 **\$154,900.00**. (Here comply with requirements of ORS 93.030)

26-F

APN: 543585

Statutory Warranty Deed
- continued

File No.: 7021-833237 (ALF)
Date: 05/26/2006

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 27 day of June, 2006

James W. Trinkle by Leonard Rose as his atty in fact Mary L. Trinkle by
James W. Trinkle Mary L. Trinkle
Abby Rose as her atty. in fact.

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 27 day of June, 2006
by **James W. Trinkle and Mary L. Trinkle** by Abby Rose as her atty.
by Leonard Rose as his atty Adrien Fleek

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

