



MT74684-TM

After recording return to:

Konrad J. Eppel

1720 Wade Circle

Klamath Falls, OR 97601

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

Konrad J. Eppel

1720 Wade Circle

Klamath Falls, OR 97601

Escrow No. MT74684-TM

Title No. 0074684

SWD

THIS SPACE RESERVE

M06-13538

Klamath County, Oregon

07/03/2006 03:20:28 PM

Pages 2 Fee: \$26.00

### STATUTORY WARRANTY DEED

**Curtis J. Sturos**, Grantor(s) hereby convey and warrant to **Konrad J. Eppel and Shawn K. Eppel, as tenants by the entirety**, 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:  
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$410,000.00**.

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 30<sup>th</sup> day of June, 2006

  
Curtis J. Sturos

State of Oregon  
County of JACKSON

This instrument was acknowledged before me on June 30, 2006 by Curtis J. Sturos.



  
(Notary Public for Oregon)

My commission expires 1/8/09

2600

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 17 and that portion of Lot 18 in Block 5 of NOB HILL, TRACT 1145, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, 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 the Easterly corner common to Lots 17 and 18 said corner being on the Northwesternly right of way line of Ridge Crest Drive; thence along said Northwesternly right of way line, South  $47^{\circ} 51' 00''$  West 10.00 feet and along the arc of a curve to the left (central angle equals  $02^{\circ} 30' 03''$  and radius equals 630.00 feet) 27.50 feet; thence North  $50^{\circ} 12' 52''$  West 106.34 feet to a point on the Northwesternly line of said Lot 18; thence North  $42^{\circ} 46' 01''$  East 33.48 feet to the Northerly corner common to said Lots 17 and 18; thence South  $52^{\circ} 11' 13''$  109.33 feet to the point of beginning.

Tax Account No: 3809-020DD-09400-000

Key No: 171049