

MTC 74681-TM

THIS SPACE RESEI

M06-13673

Klamath County, Oregon

07/06/2006 10:31:28 AM

Pages 1 Fee: \$21.00



After recording return to:

CRAIG W. KLEMZ

625 Hosler St.

Klamath Falls, OR 97601

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

CRAIG W. KLEMZ

625 Hosler St.

Klamath Falls, OR 97601

Escrow No. MT74681-TM

Title No. 0074681

SWD

STATUTORY WARRANTY DEED

MARGARET INEZ VALK, TRUSTEE OF THE MARGARET INEZ VALK REVOCABLE LIVING TRUST DATED JANUARY 9, 2006, Grantor(s) hereby convey and warrant to CRAIG W. KLEMZ and KATHY J. KLEMZ, 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:

Lot 5 in Block 13 of KLAMATH LAKE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that part of the vacated alley lying Westerly of the herein described property.

Tax Account No: 3809-019DB-08600-000 Key No: 437780

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.

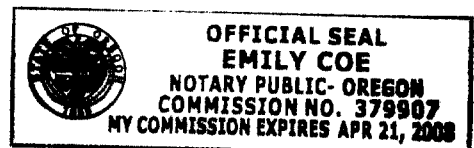
The true and actual consideration for this conveyance is \$150,000.00.

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 29 day of June 2006

MARGARET INEZ VALK REVOCABLE LIVING TRUST

BY: Margaret Inez Valk, Trustee MARGARET INEZ VALK, TRUSTEE

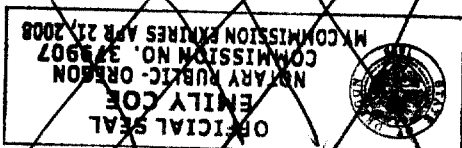


State of Oregon County of KLAMATH

This instrument was acknowledged before me on June 29, 2006 by MARGARET INEZ VALK AS TRUSTEE OF THE MARGARET INEZ VALK REVOCABLE LIVING TRUST DATED JANUARY 9, 2006.

Emily Coe (Notary Public for Oregon)

My commission expires 12/17/09



21.00