



THIS SPACE RESI

M06-13701

Klamath County, Oregon

07/06/2006 02:46:15 PM

Pages 2 Fee: \$26.00

After recording return to:

Kristina L. Hilmes

4615 Winter Ave

Klamath Falls, OR 97603

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

Kristina L. Hilmes

4615 Winter Ave

Klamath Falls, OR 97603

Escrow No. MT75675-MS

Title No. 0075675

SWD

MT75675-MS

STATUTORY WARRANTY DEED

Kristina L. Hilmes Grantor(s) hereby convey and warrant to **Kristina L. Hilmes and Andrew M. Hilmes, 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 **other than money**.

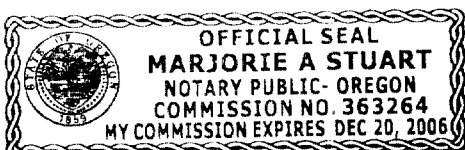
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 29th day of June, 2006

x Kristina L. Hilmes
Kristina L. Hilmes

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/29, 2006 by Kristina L. Hilmes.



MS
(Notary Public for Oregon)

My commission expires 12/20/06

2006

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the West line of said S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies North 331.4 feet from the Southwest corner thereof; thence North 88° 57' East 98.55 feet; thence North 0° 43' West 331.3 feet, more or less, to the North line of said S1/2 SE1/4 NW1/4; thence South 88° 58' West along the North line of said S1/2 SE1/4 NW1/4 a distance of 98.55 feet to the West line of said S1/2 SE1/4 NW1/4; thence South along said West line a distance of 331.3 feet, more or less, to the point of beginning.

EXCEPT THEREFROM the South 30 feet deeded to Klamath County for Winter Avenue, by Deed recorded September 1, 1960 in Volume 323, page 683, Deed Records of Klamath County, Oregon.

Tax Account No: 3909-011BD-06300-000

Key No: 552244