



After recording return to:

John E. Clark and Ann M. Clark

5106 Blue Mountain Rd
Klamath Falls, OR

97601

Until a change is requested all tax statements
shall be sent to the following address:
John E. Clark and Ann M. Clark
Address as shown above.

File No.: 7021-788681 (MTA)

Date: June 29, 2006

M06-13825

Klamath County, Oregon

07/10/2006 11:36:19 AM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

ROBERT D. DAMUTH, also known as **Robert Dale Damuth**, and **JUANITA M. DAMUTH**, also known as **Juanita Maria Damuth**, husband and wife, Grantor, conveys and warrants to **JOHN E. CLARK and ANN M. CLARK**, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$232,750.00**. (Here comply with requirements of ORS 93.030)

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.

APN: 524392

Statutory Warranty Deed
- continued

File No.: 7021-788681 (MTA)
Date: 06/29/2006

Dated this 29th day of June, 2006.

Robert D. Damuth
Robert D. Damuth

Juanita M. Damuth
Juanita M. Damuth

by Juanita M. Damuth as his atty

STATE OF Oregon)
County of Klamath)ss.

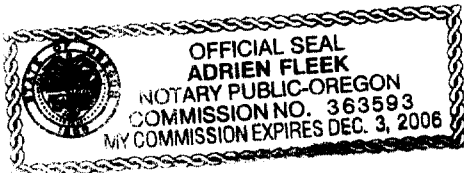
This instrument was acknowledged before me on this 7 day of July, 2006
by **Juanita M. Damuth, both for herself and as attorney in fact for Robert Dale Damuth, also known as Robert D. Damuth.**

Adrien Fleeck

Notary Public for Oregon

My commission expires: ~~March 22, 2009~~

12306



APN: 524392

Statutory Warranty Deed
- continued

File No.: 7021-788681 (MTA)
Date: 06/29/2006

EXHIBIT A

LEGAL DESCRIPTION:

All that portion of Lot 15, Block "C", HOMECREST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and Lot 1 and the Westerly 20 feet of Lot 2, Block 3, BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Northeasterly of Klamath Falls-Malin Highway (State Highway No. 50), and more particularly described as follows:

Beginning at a point on the South line of Shasta Way which is East a distance of 20.0 feet from the Northeast corner of Lot 1, Block 3, BRYANT TRACTS: thence South 0°09'30" East, parallel with the East line of said Lot 1, a distance of 158.5 feet, more or less, to a point on a line parallel to and 100 feet distance Northeasterly at right angles from the center line of the relocated Klamath Falls-Malin Highway (State Highway No. 50); thence North 40°00' West a distance of 206.56 feet more or less to a point on the South line of Shasta Way, said point also being the point of intersection of the North line of Lot 15, Block "C" HOMECREST, and the Northeasterly right of way line of said highway; thence East, along the South line of Shasta Way a distance of 131.85 feet, more or less, to the point of beginning.