

NMC 74631-MS



THIS SPACE RESERVED

M06-14577

Klamath County, Oregon

07/19/2006 03:05:56 PM

Pages 2 Fee: \$26.00

After recording return to:

Stephen Hilbert

32955 Hwy 97 N

Chiloquin, OR 97624

Until a change is requested all

tax statements shall be sent to

The following address:

Stephen Hilbert

32955 Hwy 97 N

Chiloquin, OR 97624

Escrow No. MT74631-MS

Title No. 0074631

SWD

STATUTORY WARRANTY DEED

Ana Delfosse, Grantor(s) hereby convey and warrant to **Stephen Hilbert and Debbie Hilbert, 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 **\$205,000.00**.

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.

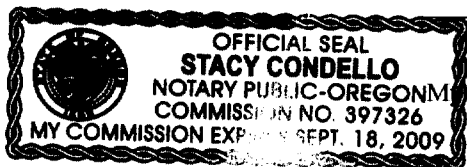
Dated this 18 day of July, 2006

Ana Delfosse
Ana Delfosse

State of Oregon

County of JACKSON

This instrument was acknowledged before me on July 18, 2006 by Ana Delfosse.



Stacy Condello
(Notary Public for Oregon)

commission expires 9/18/09

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lots 1 and 2, Block 44, NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as:

Beginning at the most Easterly corner of Lot 1; thence Northwesterly along the Westerly line of 10th Street 100 feet; thence Southwesterly at right angles 44.1 feet; thence Southeasterly 101.5 feet, more or less, to the Northerly line of High Street at a point 40 feet Westerly from the point of beginning; thence Easterly 40 feet to the point of beginning.

Tax Account No: 3809-029DC-15300-000 Key No: 369069