

NTC 75935 - MS

THIS SPACE RES

**M06-14835**

Klamath County, Oregon

07/24/2006 11:33:39 AM

Pages 2 Fee: \$26.00



After recording return to:

Steve H. Collman

6667 Hwy 66

Klamath Falls, OR 97601

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

Steve H. Collman

6667 Hwy 66

Klamath Falls, OR 97601

Escrow No. MT75935-MS

Title No. 0075935

SWD

### STATUTORY WARRANTY DEED

**Michael Ray Hand**, Grantor(s) hereby convey and warrant to **Steve H. Collman and Rose M. Collman, 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 **\$41,000.00**.

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 21st day of July, 2006


  
Michael Ray Hand

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7/21, 2006 by Michael Ray Hand.



  
(Notary Public for Oregon)

My commission expires 12/20/06

26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lot 355, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the intersection of Home Avenue with Division Street; thence Easterly along the South line of Home Avenue 250 feet; thence Southerly at right angles to Home Avenue to the North line of the alley running through Block 123; thence Easterly along the North line of said alley 35 feet; thence Northerly at right angles to said North line of said alley to the South line of the right of way of the main canal of the U.S.R.S.; thence Northwesterly along the South line of said right of way to the point of beginning.

Tax Account No:3809-033AD-05800-000Key No:481446