



THIS SPACE RESER

M06-14837

Klamath County, Oregon

07/24/2006 11:34:22 AM

Pages 2 Fee: \$26.00

After recording return to:

STEVEN A. RUNDELL

5580 CHERRY HEIGHTS ROAD

THE DALLES, OR 97058

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

STEVEN A. RUNDELL

5580 CHERRY HEIGHTS ROAD

THE DALLES, OR 97058

Escrow No. MT74923-LW

Title No. 0074923

SWD

STATUTORY WARRANTY DEED

DANIEL L. GRAVES, Grantor(s) hereby convey and warrant to **STEVEN A. RUNDELL and ALICIA H. RUNDELL, 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 **\$78,000.00**.

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 20 day of July, 06.

DANIEL L. GRAVES

STATE OF CALIFORNIA

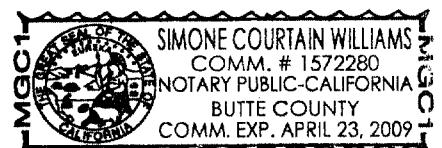
ss.

COUNTY OF Butte

On July 20th, 2006 before me Simone Courtain Williams personally appeared DANIEL L. GRAVES personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 5 and 6, Block 57 of NICHOLS 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, more particularly described as follows:

Beginning at a point on the East line of 10th Street, 40 feet Southeast of the most Westerly corner of Lot 5 of said Block and Addition; thence Northeasterly at right angles to said 10th Street to the right of way of the U.S. Government Canal; thence Northerly along said right of way to the South line of Lincoln Street; thence Westerly along the said South line of Lincoln Street to the most Westerly corner of Lot 5; thence Southeasterly along the East line of 10th Street, 40 feet to the point of beginning, being the Northwesterly 40 feet of Lots 5 and 6 in Block 57 of said NICHOLS ADDITION to the City of Klamath Falls, Oregon.

Tax Account No: 3809-029DC-08500-000

Key No: 369755