

M06-14852

Klamath County, Oregon

07/24/2006 02:56:29 PM

Pages 2 Fee: \$26.00

After Recording Return to:

SHERMAN T. BOONE

396 Millpond Drive

San Jose, CA 95125

Until a change is requested all tax statements

Shall be sent to the following address:

SHERMAN T. BOONE

Same as above

ASPER: 63567ms

WARRANTY DEED

(INDIVIDUAL)

SHANNON A. ANDERSON and NEAL L. ANDERSON, herein called grantor, convey(s) to SHERMAN T. BOONE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$149,900.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated July 20, 2006.

Shannon A. Anderson 7/21/06
SHANNON A. ANDERSON

Neal L. Anderson 7-21-06
NEAL L. ANDERSON

STATE OF WASHINGTON, County of Snohomish) ss.

On July 21st, 2006 personally appeared the above named SHANNON A. ANDERSON and NEAL L. ANDERSON and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063567

Before me: Eric Michael Jackson
Notary Public for California Washington
My commission expires: 7/21/09

Official Seal



#26-A

Exhibit A

A portion of Block 8, EWAUNA HEIGHTS ADDITION and a portion of Lot 6, Block 48, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon, 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 in the Northeasterly line of Third Street 55 feet in a Northwesterly direction from the intersection of the Northeasterly line of Third Street and the Northwesterly line of Washington Street, said intersection being the most Southerly corner of Block 8, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS; and running thence Northeasterly parallel with Washington Street 52.8 feet to the line between Lots 6 and 7 in Block 48 FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the line between said Lots 6 and 7, 55 feet to the Southeasterly line of the alley running through said Block 48, First Addition; thence Southwesterly along the alley line 52.8 feet to the most Westerly corner of said Lot 6 and the Northeasterly line of Third Street; thence Southwesterly 55 feet to the place of beginning.

CODE 001 MAP 3809-032BA TL 13500 KEY #411502