



THIS SPACE RESEF

M06-14985

Klamath County, Oregon

07/25/2006 03:29:01 PM

Pages 2 Fee: \$26.00

After recording return to:

Jeffrey Sargo

20009 Peppermint Falls Rd.

Jamestown, CA 95327

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

Jeffrey Sargo

20009 Peppermint Falls Rd.

Jamestown, CA 95327

Escrow No. MT75918-KR

Title No. 0075918

SWD

STATUTORY WARRANTY DEED

Michael L. Dusan, Grantor(s) hereby convey and warrant to **Jeffrey Sargo**, 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:

LEGAL DESCRIPTION

A tract of land in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 30 feet East and 495 feet North of the Southwest corner of said Section 20, said point being on the East side line of Montelius Street as located and established; thence East and parallel with the South line of Section 20 to a point on the West line of a tract of land conveyed by Theo Sides to the State of Oregon by and through its State Highway Commission, for highway right of way, recorded July 11, 1955 in Deed Book 276 at page 16; thence Northeasterly along the West line of said right of way to a point on the South line of a tract of land conveyed to Harold A. Perkins, et ux, by deed recorded March 1, 1948 in Book 217 at page 344; thence West along the South line of said Perkins tract to a point on the East line of Montelius Street; thence South along the East line of Montelius Street to the point of beginning.

EXCEPTING THEREFROM:

Beginning at point 30 feet East and 495 feet North of the Southwest corner of said Section 20, said point being on the East side of Montelius Street as located and established; thence North along the East side of Montelius Street a distance of 130 feet to a point; thence East and parallel with the South line of Section 20 to a point on the West line of a tract of land conveyed by Theo. Sides to the State of Oregon for highway right of way, recorded July 11, 1955 in Deed Book 276 at page 16; Klamath County Records; thence Southwesterly along the West line of said right of way to a point which is on a line running Easterly and parallel with the South line of said Section 20 from the point of beginning of this description; thence West along said line to the point of beginning.

Further excepting that portion conveyed to the State of Oregon by instrument recorded August 5, 1958 in Volume 301, page 541, Deed Records of Klamath County, Oregon.

Tax Account No: 3809-020CC-03000-000

Key No: 440366

TOGETHER WITH a 1965 KOZY HT Manufactured Home, Oregon License #X123046, Vehicle ID #6502 situate on the real property described above and included in the consideration shown below.

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 **\$40,000.00**.

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

26.00

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 19th day of July, 2006.

Michael L. Dusan
Michael L. Dusan

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 19, 2006 by Michael L. Dusan.

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2007