

MTC 75752-KR

THIS SPACE RES



M06-15402

Klamath County, Oregon

07/31/2006 03:54:12 PM

Pages 2 Fee: \$26.00

After recording return to:

Kolby A. Vashaw

~~321 N. 5th Street #19~~ 404 N. 4th St.

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Kolby A. Vashaw

~~321 N. 5th Street #19~~ 404 N. 4th St.

Klamath Falls, OR 97601

Escrow No. MT75752-KR

Title No. 0075752

SWD

### STATUTORY WARRANTY DEED

**Elizabeth Buckley**, Grantor(s) hereby convey and warrant to **Kolby A. Vashaw**, 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

Beginning at the most Southerly corner of Lot 6, Block 12 of First Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Northerly line of Roosevelt Street 106.4 feet to the most Easterly corner of Lot 7, in said Block 12; thence Northwesterly at right angles to Roosevelt Street along the line between Lots 7 and 8 of said Block 12, 55 feet; thence Southwesterly parallel with Roosevelt Street 106.4 feet to the Southerly line of Lot 6 and Easterly line of 4th Street; thence along the Southerly line of Lot 6 and the Easterly line of 4th Street, 55 feet to the point of beginning; being a part of Lots 6 and 7, Block 12, FIRST 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.

Tax Account No: 3809-032BA-07500-000

Key No: 410095

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 **\$79,722.00**.

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.

26.00

Dated this 28 day of July, 06.

Elizabeth Buckley  
Elizabeth Buckley

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 28, 2006 by Elizabeth Buckley.

Kristi L. Redd  
(Notary Public for Oregon)



My commission expires 11/16/2007