2006-015426 Klamath County, Oregon





After recording return to: Gloria J. Steiner 9026 Arant Road Klamath Falls, OR 97603-9405

Until a change is requested all tax statements shall be sent to the following address: Gloria J. Steiner 9026 Arant Road Klamath Falls, OR 97603-9405

File No.: 4701-2465577 (ML) Date: July 28, 2006 15- 866740

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08/01/2006 08:29:56 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

THIS SPACE

Terry A Pickett and Penny J Pickett as tenants by the entirety, Grantor, conveys and warrants to Gloria J. Steiner, a married woman, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

- 1. The 2006-2007 Taxes, a lien not yet payable.
- 2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$290,000.00. (Here comply with requirements of ORS 93.030)

File No.: 4701-2465577 (ML)
Date: 07/28/2006

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 31 day of	20_0
Terry A Pickett	Penny J Pickett
STATE OF Oregon))ss	
County of Klamath)	
This instrument was acknowledged befor by Terry A Pickett and Penny J Picke	
	Notary Public for Oregon

My commission expires:

EXHIBIT A

LEGAL DESCRIPTION:

UNIT B OF BUILDING NO. 4, TRACT 1271-SHIELD CREST CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH THAT INTEREST IN COMMON AREAS AS DISCLOSED BY DECLARATION OF SHIELD CREST CONDOMINIUMS, RECORDED APRIL 23, 1991.

ALSO TOGETHER WITH AN UNDIVIDED INTERESTS IN ALL THOSE PRIVATE ROADS SHOWN ON THE PLAT AND MORE PARTICULARLY DESCRIBED IN DECLARATION RECORDED IN VOLUME M84 PAGE 4256, AND IN EASEMENT RECORDED MAY 23, 1990 IN VOLUME M90 PAGE 9828, DEED RECORDS OF KLAMATH COUNTY, OREGON.