

2006-015426

Klamath County, Oregon



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08/01/2006 08:29:56 AM

Fee: \$31.00



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

1st- 866740

THIS SPACE

STATUTORY WARRANTY DEED

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)

31-F

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

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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.