

MTC 75963-TM



THIS SPACE FOR

2006-016410
Klamath County, Oregon



08/15/2006 11:32:22 AM

Fee: \$26.00

After recording return to:

Gilbert J. Lepire

2409 Carlson Road

Vancouver, WA 98661

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

Gilbert J. Lepire

2409 Carlson Road

Vancouver, WA 98661

Escrow No. MT75963-TM

Title No. 0075963

SWD

STATUTORY WARRANTY DEED

Donald C. Erickson and Michael L. Erickson, with the rights of survivorship, Grantor(s) hereby convey and warrant to **Gilbert J. Lepire**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$75,000.00**.

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 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 7 day of August, 06.

Donald C. Erickson
Donald C. Erickson

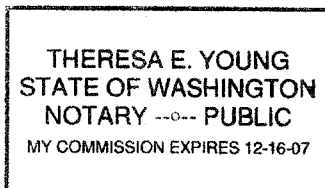
Michael L. Erickson
Michael L. Erickson

State of Washington

County of S King

On this day personally appeared before me Donald C. Erickson and Michael L. Erickson to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that They signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 7 day of August, 2006.



Theresa E. Young
Printed Name: Theresa E. Young
Notary Public in and for the State of WA
Washington residing at Anacortes

My appointment expires 12-16-07

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lots 47 and 48 of the RESUBDIVISION OF TRACTS B AND C, FRONTIER TRACTS, a platted portion of the County of Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3606-010CB-02000-000
Tax Account No. 3606-010CB-02100-000

Key No: 315019
Key No: 315028

PARCEL 2

Lot F of TRACTS B and C, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon described as follows:

Beginning at a point on the North line of "M" Street, said point being South 1° 11' West 500.08 feet from the West 1/4 corner of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 17' East 326.1 feet along said "M" Street to the True Point of Beginning; thence continuing along "M" Street North 89° 17' East 160 feet; thence North 0° 09' East to the South line of Varney (Pitt) Creek; thence West along said South line of Varney (Pitt) Creek to a point North 0° 09' East of the True Point of Beginning; thence South 0° 09' West to the true point of beginning.

Tax Account No. 3606-010CB-02400-000

Key No: 315073