

James and Tina Reneau
5609 Blue Mountain Dr Klamath Falls, Or 97601
MAIL TAXES TO:
James and Tina Reneau
5609 Blue Mountain Dr
Klamath Falls, Or 97601



08/16/2006 09:31:33 AM Fee: \$31.00

DO NOT WRITE ABOVE THIS LINE – OFFICIAL USE ONLY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS WARRANTY DEED, executed this 4th day of August, 2006,

by first party, James C Reneau, an individual, ☐ married ☒ unmarried (hereinafter referred to as “Grantor”) whose post office / mailing address is

5609 Blue Mountain Dr Klamath Falls, OR 97601,

to the second party, Tina K. Reneau and James C. Reneau, an individual, ☐ married ☒ unmarried (hereinafter referred to as “Grantee”) whose post office / mailing address is

5609 Blue Mountain Dr Klamath Falls, OR 97601.

WITNESSETH, That the first party, for good consideration and for the sum of
Seventy-five thousand Dollars (\$75,000)

in hand paid, by the said second party, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, free and clear of encumbrances except as specifically set forth herein, to wit: SEE ATTACHED DESCRIPTION OF PROPERTY

Previously referenced as follows: Book M89, Page 6662, Document No. N/A, of the Recorder of Klamath County.

THE TOTAL DOLLAR VALUE OF THE CONSIDERATION paid for the property described herein is \$75,000.

SUBJECT TO all easements, rights-of-way, mineral reservations of record and protective covenants, if any.

NOT TO INCLUDE, any and all gas, oil and minerals, under, on or in any way within the boundaries of the above described property owned by Grantor, which are hereby reserved by Grantor.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee’s heirs and assigns forever, with all appurtenances thereunto belonging. Grantor, for Grantor and for Grantor’s heirs and assigns, executors and administrators, covenants with Grantee and Grantee’s heirs and assigns, that Grantor and any other person or persons in Grantor’s name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth.

THE PROPERTY BEING CONVEYED:

- 1. ☒ is not a part of the homestead of Grantor, or

2. ☐ is a part of the homestead of Grantor,
and if Grantor is married, the conveyance is joined by both Husband and Wife with both Husband and Wife
hereby releasing all rights of homestead and dower.

TAXES for tax year 2006 shall: ☐ be prorated between Grantor and Grantee as of the date of execution ☒
be paid by Grantor ☐ be paid by Grantee.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above
written.

James C Reneau

Signature of Grantor

James C Reneau

(Print name of Grantor)

State of Oregon
County of Klamath

Signed or attested before me on Aug 7th, 2006 by James C Reneau

Sarah L Hunter

Signature of Notary

Notary Public - Oregon

Title and Rank

(Seal)

My Commission Expires on Dec 26, 2008

PREPARER

This document, including legal description, prepared/drafted ☐ under the supervision of the following Oregon
attorney **OR** ☒ by a party to this instrument whose name and address appear below.

Signature: James C Reneau

Name: James C. Reneau Company/Firm: N/A

Address: 5609 Blue Mountain Drive

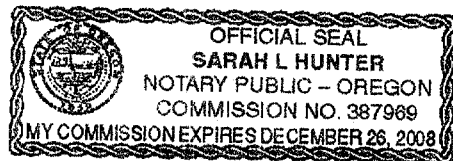
City: Klamath Falls State: OR Zip: 97601

Phone: (541) 892-5550

Please return to the preparer, at the address above, after recording

SEND TAX STATEMENTS TO GRANTEE:

Name(s): James and Tina Reneau
Address: 5609 Blue Mountain Drive
Klamath Falls, OR 97601



**DESCRIPTION OF PROPERTY
FOR WARRANTY DEED DATED**

August 4th, 2006

Grantor: James C. Reneau Grantee: Tina K Reneau and James C. Reneau

Lot 5 in Block 1 of tract No. 1002, LaWanda Hills, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon, excepting therefrom that part conveyed to the State of Oregon by and through its Department of Transportation Highway Division by instrument recorded April 20, 1989 in Volume M89, page 6662, microfilm records of Klamath County, Oregon.

Grantor: James C. Reneau