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THIS SPACE

08/16/2006 11:44:41 AM

Fee: \$31.00

After recording return to:
Joseph L Bradley and Sarah Bradley
2013 So. 6th St.
Klamath Falls, OR.
97601

Until a change is requested all tax statements
shall be sent to the following address:
Joseph L Bradley and Sarah Bradley
Address as shown above.

File No.: 7021-878465 (MTA)
Date: August 11, 2006

STATUTORY WARRANTY DEED

CITY OF KLAMATH FALLS, an Oregon municipal corporation, Grantor, conveys and warrants to
JOSEPH L. BRADLEY and SARAH BRADLEY, husband and wife, Grantee, the following described
real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The 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 **\$16,015.00**. (Here comply with requirements of ORS 93.030)

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.

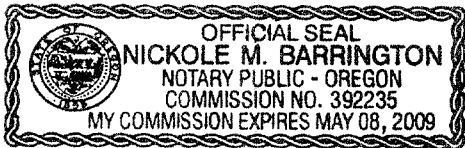
Dated this 11th day of August, 2006.

City of Klamath Falls

By: [Signature]
City Manager
Form Approved [Signature]

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 15th day of August, 2006
by Jeff Ball as City Manager of City of Klamath Falls, on
behalf of the the City of Klamath Falls.



Nickole M. Barrington
Notary Public for Oregon
My commission expires: ~~March 22, 2009~~ 5/8/2009

EXHIBIT A

LEGAL DESCRIPTION:

Lot 9 Block 203 Mills Second 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, LESS portion theretofore conveyed to State of Oregon for highway purposes.

And LESS a portion of Lot 9, Block 203, reserved for an alley right of way, more particularly described as follows:

Commencing at the intersection of the Northeasterly right of way line of South Sixth Street, as conveyed to the State of Oregon in 1946, and the Northerly line of said Lot 9; thence South 89°51'21" East 4.36 feet to the True Point of Beginning; thence along the said Northerly line of Lot 9, South 89°51'21" East 49.35 feet; thence South 33°19'56" West, 27.01 feet; thence North 56°40'04" West, 41.30 feet to the point of beginning.

And Less a portion of Lot 9, Block 203, reserved for street right of way, more particularly described as follows:

A parcel of land situated in the SW1/4 SE1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 9, Block 203 of Mills Second Addition to the City of Klamath Falls as recorded at the Klamath County Clerks office, being more particularly described as follows:

Beginning at the intersection of the Northeasterly right of way line of South Sixth Street, as conveyed to the State of Oregon in 1946, and the Northerly line of said Lot 9; thence South 89°51'21" East 4.36 feet; thence leaving said Northerly line, South 56°40'04" East, 105.96 feet to the Easterly line of said Lot 9; thence along said Easterly line, South 00°06'37" West, 6.79 feet to said Northeasterly right of way line; thence along said Northeasterly right of way line, North 55°00'03" West, 113.38 feet to the point of beginning.