

2006-016718

Klamath County, Oregon



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08/18/2006 03:50:30 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Bradley R. Grimm and Misty L. Grimm, husband and wife, Grantors, convey and warrant to **Marvin W. Steele**, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Subject to exceptions shown on Exhibit A attached hereto and incorporated herein by reference.

That particular real property described as:

Lots 7, 8, 9, and 10, in Block 42 of the Klamath Falls Forest Estates
Highway 66 Unit, Plat No. 2, according to the official plat thereof
on file in the office of the Clerk of Klamath County, Oregon.

THIS INSTRUMENT WILL 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.

The true and actual consideration for this conveyance is:

\$11,000.00 together with the release of grantee of any interest to
lots 6 and 33 in Block 42 of the above subdivision.

Until a change is requested, all tax statements are to be sent to the following address:

MARVIN STEEL, P.O. BOX 7, BONANZA, OR 97623

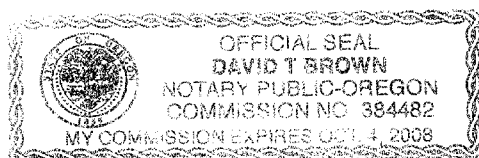
Dated this 24 day of July, 2006.

Bradley R. Grimm/Grantor

Misty L. Grimm/Grantor

STATE OF OREGON, County of DESCHUTES) ss.

The foregoing instrument was acknowledged before me this 24 day of July, 2006, by
Bradley R. Grimm and Misty L. Grimm.



Notary Public for Oregon
Commission Expires: 10-4-2008

After recording return to: **MARVIN STEEL**
P.O. BOX 7
BONANZA, OR 97623

EXHIBIT A

1. All taxes due against the subject property after September 30, 2004.
2. Easements, or claims of easements, not shown by the public records, reservations of exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.
4. The property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.
5. Conditions, restrictions and/or setbacks, as shown on the recorded plat of Klamath Falls Forest Estates Highway Unit 66, Plat No. 2.
6. An eight foot utility easement along the side and back of lot lines.
7. Reservation of mineral rights, and the easement implied therewith above and below the surface of the ground for the extraction of such minerals, contained in the deed dated June 9, 1936, and recorded on June 11, 1936 in Book 106, page 460, from Ada Parsons Sparretorn to Henry C. Cox, et al, reserving unto grantor, her heirs and assigns $\frac{1}{2}$ interest in oil and minerals, and the right to explore for the same, etc.