

MTC 76351-KR



THIS SPACE 1

2006-016927

Klamath County, Oregon



00001843200600169270020026

08/22/2006 02:53:32 PM

Fee: \$26.00

After recording return to:

~~Kathryn E. McAtee~~ Kathryn McAtee

1830 Alisa Lane

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

~~Kathryn E. McAtee~~ Kathryn McAtee

1830 Alisa Lane

Klamath Falls, OR 97601

Escrow No. MT76351-KR

Title No. 0076351

SWD

STATUTORY WARRANTY DEED

Ryan M. Brownell, Grantor(s) hereby convey and warrant to ^{Kathryn}~~Katherine E. McAtee~~, 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 **\$160,000.00**.

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 18th day of August, 2006.

Ryan M. Brownell

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug. 18, 2006 by Ryan M. Brownell.

(Notary Public for Oregon)

My commission expires 11/16/2007



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lots 1 and 2 in Block 49 of FIRST 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, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1; being the corner of Fourth and Washington Streets; thence West along Washington Street 55.6 feet; thence South and parallel with Fourth Street, 50 feet according to Survey No. 4801 on file in the Office of the Klamath County Surveyor (30 feet by deed); thence West and parallel with Washington Street 6.4 feet; thence South and parallel with Fourth Street, 10 feet; thence East and parallel with Washington Street, 62 feet to the West line of said Fourth Street; thence North along said line of Fourth Street 60 feet to the place of beginning.

Tax Account No: 3809-032AC-09400-000

Key No: 476452