



THIS SPACE RES

2006-017086
Klamath County, Oregon



00002045200600170860020024

08/24/2006 03:34:38 PM

Fee: \$26.00

After recording return to:

CRAIG BASS

425 MT WHITNEY STREET

KLAMATH FALLS, OR 97601

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

CRAIG BASS

425 MT WHITNEY STREET

KLAMATH FALLS, OR 97601

Escrow No. MT76360-TM

Title No. 0076360

SWD

STATUTORY WARRANTY DEED

BRAD M. CHITWOOD and NANCY H. GEMPLER not as tenants in common, but with right of survivorship, Grantor(s) hereby convey and warrant to **CRAIG BASS**, 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 **\$85,000.00**.

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 20 day of Aug, 06.

BRAD M. CHITWOOD

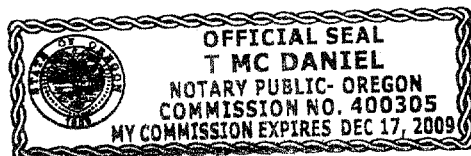
NANCY H. GEMPLER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 22, 2006 by BRAD M. CHITWOOD and NANCY H. GEMPLER.

(Notary Public for Oregon)

My commission expires 12/17/09



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1 and the Northeasterly 27.7 feet of Lot 2 in Block 10 of FIRST ADDITION to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of vacated 5th Street of Klamath Falls, Klamath County, Oregon, described as follows:

Beginning at the Northeasterly corner of Lot 1 in Block 10, FIRST ADDITION to said City of Klamath Falls; thence Northwesterly along the Southwesterly line of said 5th Street, vacated, a distance of 40.5 feet; thence at right angles and in a Northeasterly direction a distance of 30 feet to a point; thence at right angles in a Southeasterly direction, parallel to the Southwesterly line of said 5th Street, vacated, a distance of 40.5 feet to a point; thence at right angles in a Southwesterly direction a distance of 30 feet to the point of beginning.

Tax Account No: 3809-029CD-17300-000

Key No: 368051