

MTC 75934 - MS

THIS SPACE RES

2006-017200

Klamath County, Oregon



08/28/2006 11:15:03 AM

Fee: \$26.00

After recording return to:

Steve H. Collman

6667 Highway 66

Klamath Falls, OR 97601

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

Steve H. Collman

6667 Highway 66

Klamath Falls, OR 97601

Escrow No. MT75934-MS

Title No. 0075934

SWD

STATUTORY WARRANTY DEED

Michael Ray Hand, Grantor(s) hereby convey and warrant to Steve H. Collman and Rose M. Collman, as tenants by the entirety, 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 \$27,000.00.

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 24 day of August, 2006.

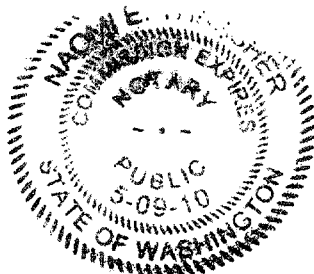
Michael Ray Hand

State of Washington

County of Snohomish

On this day personally appeared before me Michael Ray Hand to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 24th day of August, 2006.



Printed Name: Naomi E. Thrasler
Notary Public in and for the State of Washington residing at Snohomish

My appointment expires May 9 2010

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 355, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, said parcel being more particularly described as follows:

Beginning at the Southeast corner of the intersection of Home Avenue with Division Street; thence Easterly along the South line of Home Avenue a distance of 200 feet; thence Southerly at right angles to Home Avenue to the North line of the alley running through said Block 123; thence Easterly along the North line of said alley a distance of 85 feet; which said point is the Southeast corner of that certain parcel of property described in deed recorded in Volume 283, page 428, Deed Records of Klamath County, Oregon, and which said point is the True Point of Beginning of the property herein described; thence Easterly along the North line of said alley a distance of 30 feet; thence Northerly at right angles to said North line of alley to the South line of the right of way of the main canal of the U.S.R.S.; thence Northwesterly along the said Southerly line of said canal right of way to a point which is perpendicular to the point of beginning, and which said point is on the Easterly boundary line of that parcel of property described in deed recorded in Volume 283, page 428, Deed Records of Klamath County, Oregon; thence Southerly to the true point of beginning.

Tax Account No:3809-033AD-05700-000Key No:481455