



THIS SPACE RE

2006-017719
Klamath County, Oregon



09/01/2006 03:14:42 PM

Fee: \$26.00

After recording return to:

JOHN J. WITHEY

2250 S. Sixth Street

Klamath Falls, OR 97601

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

JOHN J. WITHEY

2250 S. Sixth Street

Klamath Falls, OR 97601

Escrow No. MT76419-KR

Title No. 0076419

SWD

mtc-76419kr

STATUTORY WARRANTY DEED

Steven P. Hosp and Sally J. Hosp, Trustees or their successor in trust under The Hosp Loving Trust dated July 27, 1993, Grantor(s) hereby convey and warrant to **JOHN J. WITHEY and PATRICIA WITHEY, *** 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

*aka **PATTY A. WITHEY**

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 31st day of August, 2006.

The Hosp Loving Trust dated July 27, 1993

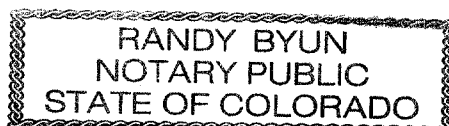
BY: [Signature]
Steven P. Hosp, Trustee

BY: [Signature]
Sally J. Hosp, Trustee

State of Colorado
County of El Paso

On this 31 day of August, 2006, before me Randy Byun, a notary public in and for said State, personally appeared Steven P. Hosp and Sally J. Hosp, Trustees of The Hosp Loving Trust dated July 27, 1993 being by me first duly sworn, declared that they are Trustees of the The Hosp Loving Trust dated July 27, 1993 that they signed the foregoing document as the Trustees and that statements therein contained are true.

[Signature]
Notary Public
Residing at: Colorado Springs
Commission Expires: 11/26/07



MY COMMISSION EXPIRES 11/26/2007

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land lying in Block 242, MILLS SECOND ADDITION to the City of Klamath Falls, Oregon, the said parcel being described as follows: Beginning at the intersection point of the Easterly line of said property and Southerly right of way line of the relocated Klamath Falls-Lakeview Highway (Sixth Street), which is 40 feet distant Southerly from (when measured at right angles to) the center line of said relocated highway; said point also being North 55° 50' 30" West a distance of 68.16 feet from the intersection of said Southerly right of way line and the Northerly right of way line of Shasta Way; thence North 55° 50' 30" West a distance of 132.09 feet, more or less, to the Northeasterly corner of that parcel of property conveyed to Mary F. Parks, in Deed Volume 161, page 193, Deed Records of Klamath County, Oregon; thence Southwesterly along the Easterly boundary of said Parks property 123.5 feet, more or less, to the Northerly right of way line of Shasta Way; thence South 89° 40' 15" East along said Northerly line a distance of 136.44 feet, more or less, to the Southeasterly corner of that parcel of property conveyed to J.J. Beardsley in Deed Volume 126, page 491, Deed Records of Klamath County, Oregon; thence Northeasterly 52.99 feet to the place of beginning, EXCEPT that portion conveyed to State of Oregon for highway purposes in Deed Volume 219, page 301, Deed Records of Klamath County, Oregon.

PARCEL 2

A parcel of land lying in Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Volume 147, page 125, Deed Records of Klamath County, Oregon; the said parcel being described as follows:

Beginning at the Southerly line of said property at a point 55 feet Easterly of the Southwest corner of said property; thence Westerly along said Southerly line 55 feet to said Southwest corner; thence Northerly along the Westerly of said property to a line parallel with and 40 feet Southwesterly of the center line of the Klamath Falls-Lakeview Highway; thence South 55° 50' 30" East parallel with said center line 47 feet; thence Southerly in a straight line to the point of beginning.

The centerline of the Klamath Falls-Lakeview Highway is referred to in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Volume 219, page 301, Deed Records of Klamath County, Oregon.

Tax Account No: 3809-033DC-16000-000
Tax Account No: 3809-033DC-16100-000

Key No: 633238
Key No: 633247