

2006-018051

Klamath County, Oregon



00003188200600180510030039

09/07/2006 11:45:43 AM

Fee: \$31.00

After recording return to:

Janet R. Pierce

2423 HOMEDALE RD
KLAMATH FALLS, OR

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

Janet R. Pierce

Address as shown above.

File No.: 7021-883011 (MTA)

Date: September 01, 2006

STATUTORY WARRANTY DEED

JON R. ASCHENBACH, Grantor, conveys and warrants to **JANET R. PIERCE and OPAL MARCELLA PISAN**, each as to an undivided one-half interest, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2006-'07** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$240,000.00**. (Here comply with requirements of ORS 93.030)

920
OMP
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 5th day of September, 2006.

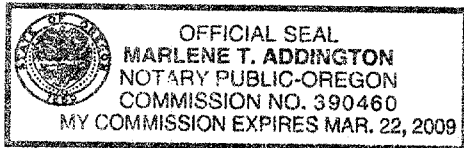
Jon R. Aschenbach
Jon R. Aschenbach

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5th day of September, 2006 by **Jon R. Aschenbach**.

Marlene T. Addington

Notary Public for Oregon
My commission expires: March 22, 2009



APN: 521607

Statutory Warranty Deed
- continued

File No.: 7021-883011 (MTA)
Date: 09/01/2006

EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF LOTS 8 AND 9 BLOCK 2, BAILEY TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 9 BLOCK 2, BAILEY TRCTS NO. 2, WHICH BEARS N. 00°02' E. 60 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 9; THENCE S. 89°59' E. 149 FEET TO THE EAST LINE OF LOT 8, SAID BLOCK 2; THENCE N. 0°02' E. ALONG THE EAST LINE OF SAID LOT 8, 75 FEET; THENCE N. 89°59' W. 149 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 9; THENCE S. 0°02' W. ALONG THE WEST LINE OF SAID LOT 9, 75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.