



THIS SPACE RESEI

2006-018255

Klamath County, Oregon



09/11/2006 11:46:44 AM

Fee: \$26.00

After recording return to:

Tony Simon

2009 Chincella Way

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Tony Simon

2009 Chincella Way

Klamath Falls, OR 97601

Escrow No. MT76343-SH

Title No. 0076343

SWD

MT76343-SH

STATUTORY WARRANTY DEED

Robert R. Paradis, John M. Paradis, Martha S. Wheaton and Rhonda L. Albert each as to an undivided 1/4 interest, as tenants in common, Grantor(s) hereby convey and warrant to ~~Tony Simon and Dixie Simon~~, 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 \$180,000.00.

*** ANTON C. SIMON AND DIXIE D. SIMON 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 1 day of Sept, 2006

Robert R. Paradis
Robert R. Paradis

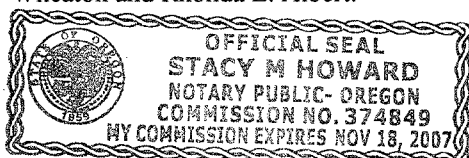
John M. Paradis
John M. Paradis

Martha S. Wheaton
Martha S. Wheaton

Rhonda L. Albert
Rhonda L. Albert

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 1, 2006 by Robert R. Paradis, John M. Paradis, Martha S. Wheaton and Rhonda L. Albert.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires Nov 18, 2007

245

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SE1/4 SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner, which is the Northeast corner of said SE1/4 SE1/4 of said Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. (notch in East side of large wood fence post); thence South 472 feet to a point 830 feet North on the line between Sections 19 and 20 from the Section corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 518 feet; thence North 00° 20' East 469 feet along the property line of W.A. Lowe; thence North 89° 59' East 517 feet to the point of beginning.

EXCEPTING THEREFROM those portions thereof lying within Montelius Street and Gage Road.

Tax Account No: 3809-019DD-00100-000

Key No: 438887