



THIS SPACE RES

2006-018401
Klamath County, Oregon



09/12/2006 03:21:07 PM

Fee: \$26.00

After recording return to:

Todd H. Kixmoeller

5666 Glenridge Way

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to

The following address:

Todd H. Kixmoeller

5666 Glenridge Way

Klamath Falls, OR 97603

Escrow No. MT76250-TM

Title No. 0076250

SWD

MT76250-TM

STATUTORY WARRANTY DEED

Leroy Stenseng and Patricia Stenseng, Trustees of The Leroy and Patricia Stenseng Revocable Living Trust Dated the 17th Day of May, 2000, Grantor(s) hereby convey and warrant to **Todd H.**

Kixmoeller, 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 ATTACHED EXHIBIT "A"

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**.

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 7 day of September, 2004

Leroy and Patricia Stenseng Trust

BY: Leroy Stenseng, Tr.
Leroy Stenseng, Trustee

BY: Patricia Stenseng, Tr.
Patricia Stenseng, Trustee

State of Oregon

County of Klamath

This instrument was acknowledged before me on Sept 7, 2006 by Leroy Stenseng and Patricia Stenseng, Trustees of The Leroy and Patricia Stenseng Revocable Living Trust Dated the 17th Day of May, 2000.

McDaniel
(Notary Public for Oregon)

My commission expires

12/17/09



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EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1

The Westerly 78.0 feet of Lot 1 in Block 34 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The Northerly 7.5 feet of the Westerly 78.0 feet of Lot 2 in Block 34 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-029AD-06700

Key No.: 216000