



THIS SPACE RE

2006-018614

Klamath County, Oregon



09/15/2006 03:38:25 PM

Fee: \$26.00

After recording return to:

Chris W. Jones

1528 Etna Street

Klamath Falls, OR 97603

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

Chris W. Jones

1528 Etna Street

Klamath Falls, OR 97603

Escrow No. MT76427-TM

Title No. 0076427

SWD

MT76427-TM

STATUTORY WARRANTY DEED

Angie L. Lawler, Grantor(s) hereby convey and warrant to **Chris Jones**, 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 **\$115,000.00**.

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.

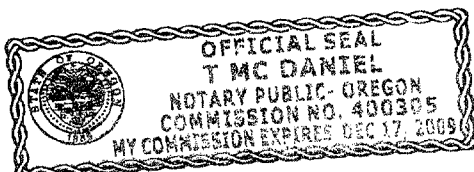
Dated this 12 day of September, 2006.

Angie L. Lawler
Angie L. Lawler

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 12, 2006 by Angie L. Lawler.

[Signature]
(Notary Public for Oregon)
My commission expires 12/17/09



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EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Tract 10, GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the West line of Etna Street, said point being North 2 feet from the Southeast corner of said Tract 10, thence continuing North along said West line 73 feet, thence West 75 feet, thence South 73 feet to a point lying North 2 feet from the South line of said Tract 10, thence East 75 feet to the point of beginning, with bearings based on Minor Partition 81-19 as filed in the Office of the County Engineer, Klamath County, Oregon.

Tax Account No: 3809-035CC-04100-000

Key No: 773915