

MTC 76473-DS

THIS SPACE RE

2006-019001

Klamath County, Oregon



09/21/2006 03:44:49 PM

Fee: \$26.00

After recording return to:

Leanne Ward

3091 N.E. Stonebrook Drive

Bend, OR 97701

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

Leanne Ward

3091 N.E. Stonebrook Drive

Bend, OR 97701

Escrow No. MT76473-DS

Title No. 0076473

SWD

STATUTORY WARRANTY DEED

Garrett D. Done and Shanna L. Done, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Leanne Ward**, 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

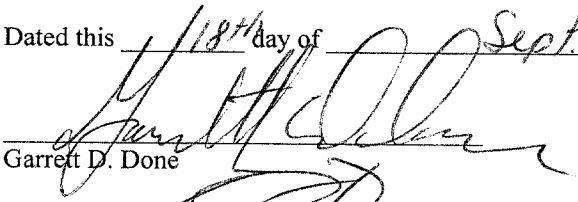
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$174,000.00**.

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.

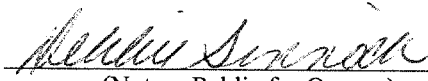
Dated this 18th day of Sept., 2006.


Garrett D. Done


Shanna L. Done

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-18-, 2006 by Garrett D. Done and Shanna L. Done.


(Notary Public for Oregon)

My commission expires 9-8-09

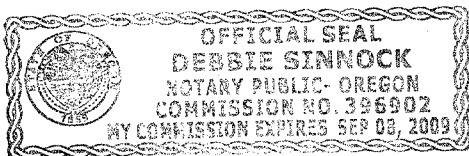


EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lots 1 and 2 in Block 37 of HOT SPRINGS 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, more particularly described as follows:

Beginning at the Northwesterly corner of Lot 1 in said Block 37 (being the most Westerly corner of said Lot) running thence southeasterly along the Northerly line of alley through said Block 37, 100 feet; thence Northeasterly at right angles to said North line of said alley 50 feet; thence Northwesterly parallel with the North line of said alley 100 feet to the Southerly line of Portland Street; thence Southwesterly along the Southerly line of Portland Street 50 feet to the point of beginning.

Tax Account No: 3809-028BC-09500-000

Key No: 217483