



THIS SPACE R

2006-019577
Klamath County, Oregon



09/28/2006 03:30:09 PM

Fee: \$26.00

After recording return to:

Robert D. Michels

232 W. Eighth Street

Santa Rosa, CA 95401

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

Robert D. Michels

232 W. Eighth Street

Santa Rosa, CA 95401

Escrow No. MT76147-MS

Title No. 0076147

SWD

MT76147MS

STATUTORY WARRANTY DEED

Joseph E. Smith, Grantor(s) hereby convey and warrant to **Robert D. Michels and Ruth A. Michels, 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 **\$74,900.00**.

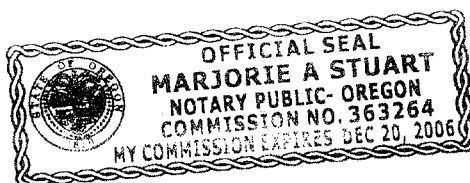
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 8th day of Sep, 2006.


Joseph E. Smith

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9/8, 2006, by Joseph E. Smith.




(Notary Public for Oregon)

My commission expires 12/20/2006

2400

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northeasterly corner of Lot 15, Block 21, INDUSTRIAL 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; thence Northwesterly on a Southerly line of Division Street 50 feet to the Northwesterly corner of Lot 16 said Block and Addition; thence Southwesterly along the lot line of Lots 16 and 17 and at right angles to Division Street 50 feet; thence Southeasterly and parallel with Division Street 50 feet to the lot line of Lots 14 and 15; thence Northeasterly along the lot lines of Lot 14 and 15 and at right angles to Division Street 50 feet to the place of beginning.

Tax Account No:3809-033AB-08900-000Key No:418015