

2006-019746
Klamath County, Oregon



After recording return to:
Finley H. Mallory
320 Washington Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Finley H. Mallory
Address as shown above.

File No.: 7021-904882 (MTA)
Date: September 27, 2006

THIS SF



10/02/2006 08:45:52 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Ernest E. Rose and Cathy A. Rose as tenants by the entirety, Grantor, conveys and warrants to **Finley H. Mallory and Angela Derosier, with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

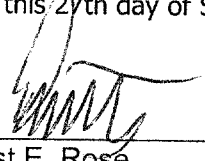
1. The **2006-'07** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$129,500.00**. (Here comply with requirements of ORS 93.030)

31-F

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. Q.P.

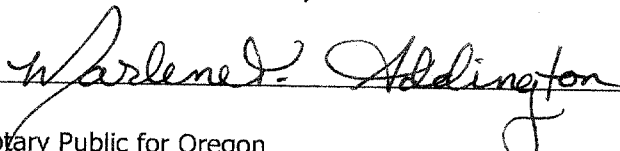
Dated this 27th day of September, 2006.


Ernest E. Rose


Cathy A. Rose

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 28th day of September, 2006 by Ernest E. Rose and Cathy A. Rose.


Marlene T. Addington

Notary Public for Oregon
My commission expires: March 22, 2009

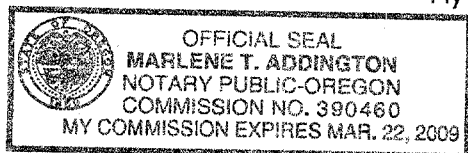


EXHIBIT A

LEGAL DESCRIPTION:

ALL OF LOTS 3 AND 4 IN BLOCK 49 FIRST ADDITION TO CITY OF KLAMATH FALLS, AND ALL THAT PART OF LOT 7 IN BLOCK 7 OF EWAUNA HEIGHTS ADDITION NOW BEING AND LYING NORTHEAST OF A LINE BEGINNING AT THE SOUTHWESTERLY BOUNDARY OF SAID LOT 4 BLOCK 49, FIRST ADDITION; THENCE RUNNING NORTHWESTERLY PARALLEL WITH 4TH STREET TO WASHINGTON STREET, EXCEPTING THEREFROM THAT PORTION OF SAID LOT 7 BLOCK 7 BEING AND LYING NORTHEAST OF A LINE COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 2 OF BLOCK 49, FIRST ADDITION AFORESAID, AND RUNNING THENCE NORTHWESTERLY PARALLEL TO 4TH STREET TO WASHINGTON STREET.