



2006-019823
Klamath County, Oregon

THIS SPACE RESERVE



10/02/2006 03:12:24 PM

Fee: \$26.00

After recording return to:

ROBERTA A. DECKER

729 COOK STREET

KLAMATH FALLS, OR 97601

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

ROBERTA A. DECKER

729 COOK STREET

KLAMATH FALLS, OR 97601

Escrow No. MT76760-TM

Title No. 0076760

SPECIAL

MT76760-TM

SPECIAL WARRANTY DEED

Patricia Joan Patsch, Grantor(s) hereby grant, bargain, sell, warrant and convey to **Robert^a A. Decker**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: 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.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$0.00**.

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 27 day of Sept 2006.

Patricia Joan Patsch
Patricia Joan Patsch

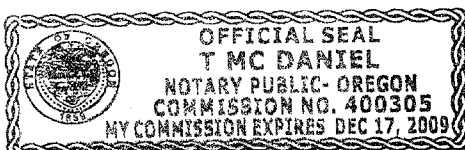
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept 27, 2006 by Patricia Joan Patsch.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09



200

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lot 2 in Block 1 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, described as follows:

Beginning at the most Southerly corner of said Lot 2; thence Northwesterly along the line between Lots 2 and 3 of said Block, 76 feet; thence Northeasterly and parallel to Cook Street, 52 feet to the Easterly line of said Lot 2; thence Southeasterly along said Easterly line of said Lot 2, 76 feet to the Northerly line of Cook Street; thence Southwesterly along the said line of Cook Street to the point of beginning.

Tax Account No: 3809-029CD-07400-000

Key No: 367347