

2006-020114

Klamath County, Oregon



00005622200600201140030030

10/05/2006 03:37:01 PM

Fee: \$31.00

Mail Tax Statements To:
Edward and Kimberly LaPoint
550 Hudspeth Lane
Shady Cove, OR 97539

After Recording Return To:
Richard Billin
Hornecker, Cowling, Hassen & Heysell
717 Murphy Road
Medford, OR 97504

1st 597874

6593

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that BERT DUNLEA and KAREN DUNLEA,
as Grantors, convey and warrant to EDWARD LAPOINT and KIMBERLY LAPOINT, ^{as tenants by the} as Grantees, ^{entirely}
all that real property situated in Klamath County, Oregon, being more particularly described as
follows:

See Exhibit "A" hereto attached and incorporated herein by this reference.

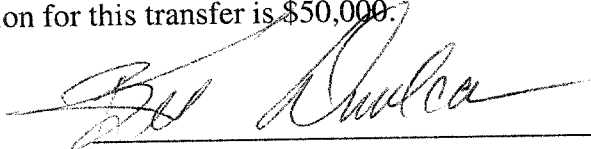
Grantors covenant that Grantors are the owners of the above described property free of all
encumbrances except those set forth above. The true and actual consideration for this
transfer is \$50,000.

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE REAL PROPERTY DESCRIBED
IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE
WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE
PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN
FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF
A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE
PROTECTION FOR STRUCTURES.**

WARRANTY DEED - 1
24776B/WARRANTY DEED(ayc)

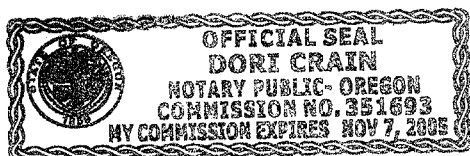
31-F


The true and actual consideration for this transfer is \$50,000.

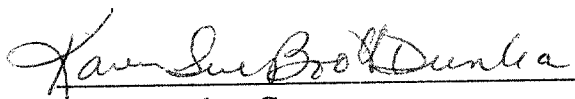

Bert Dunlea, Grantor

STATE OF OREGON)
County of Klamath) ss.

SUBSCRIBED AND SWORN to be fore me by, Bert Dunlea, this 1 day of
August, 2005.

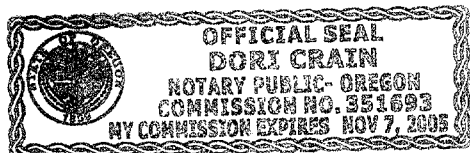



Notary Public for Oregon
My Commission Expires: 11-7-05


Karen Dunlea, Grantor

STATE OF OREGON)
County of Klamath) ss.

SUBSCRIBED AND SWORN to be fore me by, Karen Dunlea, this 1 day of
August, 2005.



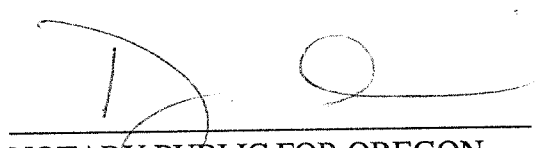

NOTARY PUBLIC FOR OREGON
My Commission Expires: 11-7-05

EXHIBIT "A"

Lot 418, Block 101, Mills Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.